

PLANNING APPLICATION REPORT**REF NO:** BR/232/10/**LOCATION:** 55 Ockley Road
Bognor Regis**PROPOSAL:** Outline application with some matters reserved for the erection of an attached dwelling**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application relates to outline planning consent for the erection of an attached dwelling with landscaping and appearance reserved. The dwelling will be attached to the side elevation of 55 Ockley Road. The dwelling will comprise a two-storey, two-bedroom dwelling. The ridge height of the proposed dwelling will be 7.9m with a eaves height of 5.5m. The application site currently forms the garden area to the property. The proposals do not include any off road parking. Private rear amenity areas are included in the layout.
SITE AREA	150 sq metres
RESIDENTIAL DEVELOPMENT DENSITY	66 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high boundary wall
SITE CHARACTERISTICS	The site forms the garden to side elevation of a two-storey residential dwelling at 55 Ockley Road. The existing dwelling is one of a pair of semi-detached detached properties comprising facing brick, sash windows with soldier course detailing with gable slate roof. The site is located adjacent to a Conservation Area.
CHARACTER OF LOCALITY	Low to medium residential density comprising a mixture of terraced, apartment and semi-detached dwellings of varying architectural design, style and detailing. Parking for the dwelling is provided on street.

RELEVANT SITE HISTORY

BR/103/10/	Outline Application for the erection of an attached dwelling.	Withdrawn 29-06-2010
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REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.

Conservation Area Advisory Com

Consultations responses received:

County Highways Authority - No objection.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Abutts Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity and impact on the character and appearance of the adjacent Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the character and appearance of the adjacent Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise

than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Principle:

The site is located within the built up areas where the principle of development is acceptable subject to compliance with established planning policies, particularly Arun District Local Plan Policy GEN7 which aims to safeguard the character and appearance of the area and the amenities of neighbouring residents. The proposed dwelling would be located with an existing garden area. Planning Policy Statement 3 has recently been revised and garden areas are no longer classed as previously development. However, it does not advise that such development should be restricted as a matter of principle, but rather, that each development should be considered with a neutral approach and on its individual merits.

Character and appearance:

The proposed dwelling will form a prominent feature in the street scene however it is considered that the visual impact would be acceptable as it would be in-keeping with the surrounding area, respecting the form of the adjoining dwellings semi-detached dwellings and providing a continuation of the existing development along the street frontage. Furthermore, the design approach and use of appropriate external materials will ensure the proposed dwelling will harmonise with the surrounding built form and would preserve the character and appearance of the adjoining conservation area.

It is also considered that the proposed dwelling would enjoy an adequate amount of amenity space and whilst it would have a slightly irregular shape, it would not, on balance, constitute over development of the site.

Residential Amenity:

It is considered that the proposal would not produce an adverse impact on the amenities of neighbouring residents. At a matching height to adjoining dwellings, will be built in line with no. 55 Ockley Road and 57 Ockley Road, the proposal would not appear overbearing nor would it be the cause of an unacceptable level of overshadowing. Views from ground floor windows would be obstructed by existing site boundary treatment. It is noted the 57 Ockley Road will be oriented at an angle however the proposed development would not impinge upon the amenity of the occupiers of this property where are satisfactory separation distances from habitable rooms windows are achieved.

The proposed first floor windows on the front and back of the property will face to the east and west, on to the street frontage and on to to the rear gardens of the adjacent properties. The proposed first floor habitable room windows facing west would be a distance of 22 metres from the far end of the garden of the residential property to the north, 57 Ockley Road and 23 metres from the farthest end of the rear garden of the existing dwelling at 55 Ockley Road. This is considered sufficient distance to prevent any overly intrusive level of overlooking from occurring. The remaining first floor west facing upper floor rooms can be obscure glazed by way of planning condition to mitigate against any additional impact.

Summary:

The proposal has been assessed against relevant planning policies and considered to be in accordance with established planning policy in that it would not appear out of character with the surrounding built form, would preserve the character and appearance of the adjoining conservation area, would not constitute an overly intensive development, would not have a harmful impact upon the amenities of neighbouring residents and would not present any significant highway safety concerns.

In light of the above assessment, approval is recommended subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Appearance; and
- (d) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following approved plans:

Drawing no. 10/11/02 dated July 2010

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed dwelling have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwelling.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to preserve character and appearance of the adjacent Conservation Area by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and guidance contained with Planning Policy Statement 5 'Planning and the Historic Environment'.

- 4 No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in

the interests of amenity and to preserve the character and appearance of the adjacent Conservation Area by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and guidance contained with Planning Policy Statement 5 'Planning and The Historic Environment'.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (as amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north facing elevation of the dwelling, at first floor level, without the permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of the adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 6 Notwithstanding the provisions of Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 no extensions (including porches or dormer windows) to the dwellinghouse shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupants, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 The approved first floor window on the west facing rear elevation of the dwelling relating indicated as bathroom on drawing no. 10/11/02 dated July 2010 shall be obscure glazed prior to the first occupation of the dwelling and shall be retained as such thereafter.

Reason: To protect the amenities of the adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 8 The dwelling hereby approved shall not be occupied until provision has been made on site for secure cycle storage, details of which shall be submitted to and approved by the Local Planning Authority. The cycle storage shall be retained on site unless agreed on an application on that behalf by the Local Planning Authority.

Reason: In the interests of road safety and to provide alternative travel options to the use of the car in accordance with PPS3 and policy GEN7 of the Arun District Local Plan.

- 9 No development shall take place until details of the boundary treatment e.g. screen walls, fences have been submitted to and approved by the Local Planning Authority and the approved dwelling shall be occupied until such boundary treatment associated has been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 10 The development shall not proceed until details of the proposed surface and foul water drainage system have been submitted to and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in

conjunction with the associated building works. The dwelling shall be occupied until the foul drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

11 **INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and will preserve the character and appearance of the adjacent Conservation area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.