

BR/254/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Single storey garage to rear of garden. 1 Hereford Cottages, Bersted Street, Bognor Regis.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed garage will measure approximately; 7m in length and 4.4m in width with a pitched roof to a height of approximately 3.2m.
SITE AREA	Approximately 0.023ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The rear is kept by 1.8m close boarded fencing.
SITE CHARACTERISTICS	A two storey end of terrace dwelling formed of flint and red brick walls with a slate tiled hipped roof.
CHARACTER OF LOCALITY	A residential cul-de-sac comprising a variety of style dwellings with a block of flats opposite.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	~~Awaited~~ <i>No objection.</i>
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Designs	No objection. Decent design and materials.
Environment Agency	No comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Affects Setting of Listed Building Grade II

BR/254/06/

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1, CH5
 Arun District Local Plan : GEN2, GEN7, DEV11

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ Noted.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

In addition, the proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of reserving the building or its setting or any features of special architectural or historic interest which it possesses".

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.

BR/254/06/**CONCLUSIONS**

This proposed garage will be located at the end of the rear garden of 1 Hereford Cottages with access off Gordon Avenue. It will be sited next to various other neighbouring garages including one that serves No. 2 Hereford Cottages. This proposal is therefore not considered to be out of character with the surrounding area.

The proposed design and use of materials are considered to be in-keeping with both the Grade II Listed Building, and the neighbouring garages. It is therefore not considered to adversely affect the setting of the Listed Building. Further, a distance of approximately 9m will be retained between the dwelling and the garage.

In terms of residential amenity, the garage will be located at an adequate distance from neighbouring dwellings and is therefore not considered to cause detrimental harm by way of overbearing, overshadowing or overlooking.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property.

It is therefore recommended that the application be approved, subject to the condition set out overleaf.


BOGNOR REGIS

BR/254/06/

Single storey garage to rear of garden

1 Hereford Cottages
Bersted Street
Bognor Regis

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

