

PLANNING APPLICATION REPORT**REF NO:** BR/256/10/**LOCATION:** 7 Nelson Road
Aldwick**PROPOSAL:** 1No. 4 bedroom dwelling house on land adjacent to house. Removal of rear single storey extension to house. (Resubmission following BR/145/10/)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application has moved the proposed dwelling off the side boundaries and reduced the footprint and scale from 2 dwellings to 1 dwelling.
SITE AREA	0.047 hectares
RESIDENTIAL DEVELOPMENT DENSITY	21 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing and hedging to the front. Large Leylandii screen to rear.
SITE CHARACTERISTICS	Detached house, rough rendered, concrete tile roof. Dormer window to the front. Side detached garage. 2 first floor side windows.
CHARACTER OF LOCALITY	Mixed residential. Dwelling at 7 has first floor side windows. Houses to the sides and rear.

RELEVANT SITE HISTORY

BR/289/09/	Application for Outline Planning Permission for conversion of existing house into 2 no. flats & erection of 2 no. new dwellings	Refused 27-01-2010
BR/145/10/	2no. 3 bedroom dwelling houses and removal of rear single storey extension to existing property	Withdrawn 26-08-2010

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Environment

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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.

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 the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 within the built up area boundary where development is acceptable in principle, subject to normal development control criteria. The proposal is a resubmission of a withdrawn application (BR/145/10) which was for 2 dwellings. This application has been amended to 1 dwelling with a reduced footprint which addresses previous concerns.

PPS3 Housing & Character

Garden land has been reclassified in Annex B of PPS3 (June 2010) and is no longer classified as Brownfield/previously developed land. This is an attempt to stem the flow of loss of garden land and prevent garden grabbing. Therefore consideration should be given to the possible impact upon the character of the area. The intention of the policy is for a neutral position to be taken. The core aim of PPS3 is to achieve development which integrates with the surrounding development. In this case the proposal is for a two storey single dwelling. The plot size of the proposed and existing dwelling is similar and in keeping with surrounding character of the area, which is high density development with a town.

The design of the proposed dwelling is part brick, part render with clay roof tile. This is in keeping with the character of the immediate area. The proposal allows a 1m boundary to both sides. Currently the site has an unusually large side garden compared to the surrounding area. Therefore it is considered that the proposal is virtually in character with the area and does not result in any significant loss of visual amenity.

Residential Amenity

The proposed dwelling has a 1m side gap to each boundary. The only side windows proposed at first floor level are for bathrooms and will be opaque glazed. Therefore the proposal does not result in any loss of residential amenity by any direct overlooking or significant overshadowing. To the rear of the proposed dwelling are houses, but it is not considered that this will result in any significant loss of residential overlooking than is currently the case.

Highway Issues

County Highways were consulted on previous applications and raised no objections, the access and parking arrangement is as previously considered. They commented that the drive and car spaces should be constructed in bound material. Car parking provision is in accordance with maximum standards. Whilst no turn on site is provided other properties have similar arrangements, therefore no objections raised.

Summary

The proposed new dwelling is in character with the surrounding area. It does not result in any significant loss of visual or residential amenity and will not result in any detrimental effects on highway safety. Therefore it is recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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).

- 2 This permission relates to the following approved plans 002E and A101D dated November 2009.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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 roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The access to the proposed dwelling shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

- (1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-
- (2) (a) A line 2 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Nelson Road.
- (b) Lines 2 metres long on each side of the access measured along the nearer edge of the carriageway of Nelson Road from their intersection with the centre line of the proposed access.
- (c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

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

- 5 **INFORMATIVE:** The access shall not be carried on until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.
- 6 **INFORMATIVE:** The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.
- 7 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management

Procedure Order 2010

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 its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPG13

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.