

PLANNING APPLICATION REPORT**REF NO:** BR/273/08/**LOCATION:** The Old Coach House
Sussex Street
Bognor Regis**PROPOSAL:** Rebuilding of existing (recently demolished) brick built store (Resubmission of BR/32/08)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Two storey apartment building to measure (at maximum) approximately; 5.5m in height, 5.2m in length, and 3.7m in width
SITE AREA	Approximately 0.002 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	500 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wall
SITE CHARACTERISTICS	Apartment building two and half/three storey with upper cladding
CHARACTER OF LOCALITY	Edge of High Street. Mix of residential and commercial

RELEVANT SITE HISTORY

BR/115/04/	Change of use for conversion to residential dwelling	Approve Cond 01-06-2004
BR/182/06/	Proposed apartment building.	Approve Cond 14-07-2006
BR/32/08/	Rebuilding of existing (recently demolished) brick built store	Withdrawn 14-04-2008
BR/400/05/	Outline application for proposed apartment development comprising of six apartments (Resubmission following BR/434/04)	Withdrawn 20-12-2005
BR/41/06/	Outline application for proposed residential apartment building	Approve Cond 10-05-2006
BR/434/04/	Outline application for proposed residential	Withdrawn

apartment building comprising of nine
apartments.

26-01-2005

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

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 built up area boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	NE1	Level of Residential and Employment Development
	DEV1	High Quality Development
	CH1	Character
	ERA1	Making the best use of land
Arun District Local Plan:	DEV4	Travel Needs and Choices
	DEV5	Parking Provision
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	GEN32	Noise Pollution

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

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 of the locality, or its character, parking provision and highway safety and capacity.

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of the adjoining properties.

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

The site history shows that the Local Planning Authority has resisted an additional two-storey built form on this site (BR/32/08, withdrawn). Such development is considered to be overdevelopment of the site which, by reason of its height, size, scale, bulk, and siting within the site, would result in an adverse overbearing, overshadowing form of development which would be detrimental to the residential amenities of the occupiers of neighbouring dwelling that adjoin the site to the north. It is therefore recommended that the planning application be refused.

RECOMMENDATION**REFUSE**

- 1 The development by virtue of its size, scale, bulk, and siting within the site, would result in an adverse overbearing, overshadowing form of development which would be detrimental to the residential amenities of the occupiers of the neighbouring properties to the north, contrary to policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.