

PLANNING APPLICATION REPORT

REF NO: BR/273/10/

LOCATION: 65 Orchard Way
Bognor Regis
West Sussex

PROPOSAL: Demolition of existing single garage to replace with double garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed flat roof double garage measures approximately 6.1m in width, 7m in depth with a maximum height of 2.6m.
SITE AREA	Approximately 576 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly downhill from road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary to Orchard Way has dwarf brick wall, east side boundary close boarded fencing approximately 1.2m in height, rear has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with conservatory on rear, single detached garage on south side boundary (to be demolished). The walls have reddish/brown brickwork, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising semi-detached bungalows, semi-detached two storey properties of similar style and design.

RELEVANT SITE HISTORY

BR/82/73	Garage	Approve Cond 13-03-1973
BR/225/75	Conservatory	Approve Cond 21-05-1975

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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

The semi-detached bungalow has a detached garage that is sited to the rear on the south west boundary and the application seeks to remove this structure and replace with a flat roof double garage with storage area for garden equipment & tools.

The existing garage which was constructed in the early 70's is in a poor state of repair and has concrete walls with an asbestos roof. The replacement double garage will be sited on the same footprint as the existing structure and sited approximately 7m from the front boundary and approximately 200mm from the south west boundary. The garage will be of a single skin block,

rendered and painted white with a felt roof, steel up and over doors and a timber door to the rear.

The neighbouring property No 63 has a single garage that is sited to the boundary with No 65 and adjacent to the existing garage. The proposed garage although larger in depth and width will be of a similar height to the neighbouring garage and the rear elevation will be set in line with this structure. In view of its siting it is not considered that the proposed garage would detrimentally harm the occupiers of the neighbouring property No 63 by way of overbearing affect and harmful overshadowing.

There is no alteration to the existing access and although the garage is of a substantial size the site is adequate to accommodate this structure. The replacement garage would be a vast improvement on the existing structure and it is not considered that the garage would be obtrusive in the street scene, nor would it harm the character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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: Site/Location, Floor plans Drg No 5290, Elevations Drg No 5290 received on 22nd September 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 **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: GEN2, GEN7

NATIONAL POLICIES: PPS1

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