

Statement: planning application for land at 30, Devonshire Road, Bognor Regis
PO21 2SY

This statement is in support of the Outline planning application (with all matters reserved) to construct a small house on land currently occupied by a garage and workshop, and a carport on land adjacent to the 1930s detached property at 30, Devonshire Road.

It includes factual information and proposals; together with illustrative/indicative material regarding aspects of the reserved matters.

Location and accessibility: land at number 30, Devonshire Road is sustainably located; and development here would reduce the need to travel. Occupants at this location do not need to rely on use of a private car. The location is some 5 minutes' walk from Bognor Regis railway station which gives access to the national railway network, London Underground and major UK airports. The Coastliner 700 bus service, which links towns and cities along the south coast (Portsmouth- Chichester- Bognor- Littlehampton- Worthing- Brighton), is about 10 minutes' walk away. This is in addition to local bus services. The town centre is around between 5-10 minutes' walk. Cycling is another transport alternative for local trips.

Access: would be via the existing private driveway off Devonshire Road, although such further access details as may be required are a reserved matter.

A new dwelling here would meet the national planning policy aim of making best use of land in urban areas. Nearly all of the site comprises previously developed land; development of which would help towards meeting housing need, and housing target numbers set out in the Local Plan.

Pagham Harbour management contribution: the requirement for a financial contribution (of £871) towards management at Pagham Harbour is recognised for new dwellings within a 5 kilometre distance.

However, as this planning application is in outline only, with all detailed matters reserved, it would be inappropriate to submit a unilateral undertaking (together with a £200 checking fee, in addition to the usual planning application fee) when the outcome of the outline application is not known.

Planning Practice Guidance (Paragraph: 042 Reference ID: 14-042-20140306, Revision date: 06 03 2014) says that "it can be good practice to submit information about a proposed planning obligation alongside an application, [but] it should not normally be a requirement for validation of a planning application". This application follows good practice in submitting information about the (potential) liability, should it be approved.

National Planning Policy Framework paragraph 54 currently states: “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”. The applicant proposes that a contribution towards management at Pagham Harbour be secured through a planning condition, requiring payment prior to first occupation of the completed development. This should also help enable a decision “to be made within the statutory time limits” as mentioned in Planning Practice Guidance (Paragraph: 017 Reference ID: 23b-017-20190315 Revision date: 15 03 2019).

Flood risk Environment Agency maps show the site to be in Zone. I have known the property for around 50 years, and to my knowledge there have not been problems of flooding affecting the site.

Biodiversity and local validation requirements: completed checklists are included with this application.

Floor area: the proposal is for (up to) 100 sq.m. Gross Internal Area, the exact Gross External and Internal Areas to be defined through reserved matters.

Nearly all of the maximum proposed building footprint area is currently covered by hard surfaces: ground surfaces and roofs. Depending on details (reserved matters) there might be a very small increase in hard surface coverage of a few square metres.

Site visit access: contact the applicant for access to the site; especially for any part of it that cannot be seen from the public highway.

Illustrative/indicative material (for illustrative purposes only)

A combined block and illustrative site plan is included (along with a location plan). It shows two existing sheds to the rear of the property (and the single storey sun-lounge to the front) all not shown on Ordnance Survey plans. The new building would be about half a metre from the boundary wall to the North and fence on the West side. This, and the layout relationship to the existing property, will be shown in reserved matters drawings; when elevations and internal arrangements are defined.

The proposal is to build a small house of one and a half storeys, roughly on the footprint of the existing garage & workshop and carport at the side of the detached existing residential building; extended south towards the front, but not forward of, the adjacent side of the existing main building. This area is shown shaded on the block and site plan.

It is envisaged that the one and a half storeys would be partly incorporated into a Mansard roof. Viewed from neighbouring properties, this should appear as a pitched roof added to the height of the garage & workshop, carried on at the same level over the carport, and extended south by a few metres as just described.

Care would be taken to avoid directly overlooking other residential dwellings. This will be addresses in detailed design, along with other matters including drainage, landscaping, bin storage etc.. Boundary treatment would be the same as existing; with the addition of a short length of fence at the rear east side, linking the existing wooden shed at the rear of 30, Devonshire Road to the existing rear boundary wall.

The building design would be such that it fits into the street-scene, rather than standing out in a modernist or 'grand designs' manner.

Views of the site are somewhat limited: due to its location; and because of the presence of garaging serving an adjacent property being closer to the public highway. These views are illustrated by the publicly available street views reproduced below.





(N.B. The above views are of 30, Devonshire Road, despite the Google text stating the number 33. To the left of the lychgate is garaging for 48, Victoria Drive, with the flank garden wall of 46, Victoria Drive further to the left.)