

PLANNING APPLICATION REPORT

REF NO: BR/289/09/

LOCATION: 7 Nelson Road
Aldwick
Bognor Regis

PROPOSAL: Application for Outline Planning Permission for conversion of existing house into 2 no. flats & erection of 2 no. new dwellings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to be convert the existing house into 2 flats and erect adjacent to these a pair of semi detached houses.
SITE AREA	00.047 hectares
RESIDENTIAL DEVELOPMENT DENSITY	85 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing and mature hedging.
SITE CHARACTERISTICS	Detached house, rough rendered and painted white. Detached garage to side.
CHARACTER OF LOCALITY	Predominately detached houses 1950s style. The house opposite has been divided into flats, and further up the road are flats. Dwellings are predominately rendered and painted. The dwellings have predominately small garden front and rear.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Bognor Regis Town Council
No objection.

Comments on Representations received:

Noted

CONSULTATIONS

WSCC Local Development Divis.
Southern Water Planning

Consultations responses received:

County Highway - the new dwellings will be served from a new access, as all dwellings will be accessed from this one new access this is considered satisfactory. The proposal provides sufficient car parking. There is no adequate turn on site, however, Nelson Road visibility is satisfactory and other properties have similar arrangements, however, visibility splays must be provided. Likewise, provision should be made for cycle storage.

Southern Water - there is a public sewer on the site and its exact location must be plotted as development must not take place within 3 metres either side of the sewer.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH6	Making Better Use of the Existing Stock
Arun District Local Plan:	GEN7 GEN12	The Form of New Development 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 conflict with relevant Development Plan policies in that the proposed two new dwellings would be cramped within the street scene and out of character.

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 lies within the built up area boundary where development is acceptable in principle, subject

to the proposal being in keeping with the surrounding area. The area is predominantly detached 1950s dwellings. The proposal to convert the existing dwelling into 2 flats is considered satisfactory. However the proposed 2 new dwellings are considered to be cramped and out of character.

VISUAL AMENITY

Nelson Road consists predominately of detached rendered and painted houses. One or two of these dwellings have been converted into flats. The site is within a town centre location and therefore subject to high density development. To the side of the existing dwelling is the major part of the amenity area and a detached garage, which would be lost by the proposal. The proposal to convert the existing dwelling into 2 flats is considered to be acceptable and it would not result in any loss of visual amenity by reason of scale and extent of built development. Two substantial 4 bedroom plus dwellings are proposed. However, the proposal to erect a pair of semi detached houses would be totally out of character with the existing pattern of development. The loss of the garage and therefore proliferation of car parking spaces to the front of the dwellings, on relatively small frontages, would represent a loss of visual amenity and out of character with the prevailing surrounding area. The creation of two 4 bedroom plus dwellings is likely to result in pressure for carparking in addition to that shown. For this reason it is considered that the proposal would represent a significant loss of visual amenity.

HIGHWAY ISSUES

County Highways have not raised any objection as the car parking provision within a town centre is within the parking standards and the proposed new access was considered satisfactory.

SUMMARY

For the reasons given above, the proposal represent a loss of visual amenity therefore it is recommended that the application is refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposal is unacceptable in that it does not relate sympathetically in design, form and scale with the existing built and natural environment of the locality. The provision of a pair of semi detached houses would appear cramped and out of character with the surrounding area. It therefore conflicts with policies GEN7 of the Arun District Local Plan and H5 of the South East Plan.