BR/312/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Outline application for one four bedroom house. Renewal of lapsed Consent BR/147/01 - Land forming part of garden to 105 Marshall Avenue, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application is in Outline form with layout, scale and access forming part of the proposal. Floor plans indicated the dwelling would be two storeys with main windows facing front and rear and an integral garage at ground floor.
SITE AREA	490 sq. mtrs.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	20 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None. Two large trees on site frontage. One conifer and deciduous tree. Conifers of no merit. Ash adjacent to access gates badly leaning.
BOUNDARY TREATMENT	Site frontage brick piers timber panels to 1.8m.
SITE CHARACTERISTICS	Existing two storey dwelling. Plain tile roof. White rendered and timber mock Tudor style single storey structure garage in position of dwelling. Adjoining property Fire Escape stairs on side elevation. First floor windows obscure glazed. Swimming pool to front of site.
CHARACTER OF LOCALITY	Predominantly residential characterised by detached dwellings of varying design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/339/89	Outline Application for one four bedroomed house.	Approved Conditionally 17th July 1989
BR/443/89	Outline Application for the erection of one four bed house (revision to previous approval no. BR/339/89).	Approved Conditionally 4th September 1989
BR/147/01	Outline Consent for four bedroom house.	Approved Conditionally 9th July 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
Local Groups	
West Sussex Wildlife Protection	Land needs checking for wildlife.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH[illegible] 1 Loc 1
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 3 - Housing

POLICY COMMENTARY

The above policies combine to outline the relevant Development Control criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 there would be no material adverse effect on visual or residential amenity.

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.

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CONCLUSIONS

The principle of a dwelling on this site was approved in Outline form in 1989 and has been subsequently renewed. There has been no change in policy or on site since the last renewal. The provision of a dwelling in this position would result in a plot size that is similar to others in the locality and a two storey property set back from the site frontage would mirror the style and pattern of development in Marshall Avenue. There would therefore be no adverse effect on the visual amenities of the locality. Layout forms part of the proposal and in terms of residential amenity the dwelling would be located a reasonable distance from adjoining properties with no principal windows facing onto side elevations. First floor windows to the front and rear would not result in a material loss of privacy to adjoining properties.

The application is therefore recommended for approval subject to the Conditions set out overleaf:

BOGNOR REGIS BR/312/06/

Outline application for one four bedroom house
Renewal of lapsed consent BR/147/01.

Land forming part of garden of 105 Marshall Avenue Bognor Regis

RECOMMENDATION

Approve Conditions

1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

(a)the external appearance of the building;
(b) the landscaping of the site;

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The building hereby permitted shall not be occupied until provision for car parking for both the existing dwelling and the proposed dwelling has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.