PLANNING APPLICATION REPORT

REF NO: BR/345/08/

LOCATION: 28-30 Corbishley Road
Bognor Regis

PROPOSAL: 3 no.new residential units in a terrace formation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a terrace of 3 x 2 bedroom houses between 2 existing houses.
SITE AREA	0.09 hectares approx.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	33 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mature hedging and fencing.
SITE CHARACTERISTICS	Side garden area between two end of terrace properties.
CHARACTER OF LOCALITY	Predominantly terraced and semi detached houses, formerly Council Estate. To the rear of the site is a school playing field. In front, green swarth and car parking.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council. No objection, although communal parking is available, concern was expressed that this may not be enough to accommodate any more vehicles.

5 letters of objection and 1 petition with 17 singatures. Would spoil the ambiance of the row of houses along this section of Corbishley Road. Parking is an existing problem with cars double parked and this proposal will exacerbate the problem. Will devalue property values. Will cause disruption during construction. It will mean the loss of mature hedging. The rubbish will attract vermin. Emergency vehicles will have problems accessing the area. Existing tenants have not been informed. Will cause loss of light to gardens.

Comments on Representations received:

Noted. Property values are not a material planning consideration.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH1	Character
	DEV5	Parking Provision
Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development
	PPS3	Housing
	PPG13	Transport

POLICY COMMENTARY

PLANNING
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

PLANNING
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 current terrace would be out of character with the existing pattern of development, would be badly aligned with 28 Corbishley Road and would appear cramped.

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 proposal is for 3 x 2 bedroom houses, constructed in a semi circle between 28 and 30 Corbishley Road. The development will be adjacent to 26 but out of line and to the rear of 30 Corbishley Road.

VISUAL AMENITY

The proposal in a semi circle is out of character with the existing character of the area, which is predominantly terraced houses.

RESIDENTIAL AMENITY

The closeness of the properties would be overbearing on the residential amenity of 30 Corbishley Road and the first floor window on the north elevation could cause unacceptable overlooking of the neighbouring property as it is only 1.1m off the boundary. It would be an intrusion on the neighbours' enjoyment of their garden directly to the rear of their property. The amenity space for the proposed properties would be significantly less than the existing properties, leaving the garden area of 38 Corbishley Road having 5 properties with gardens to the side of their boundary, thus creating a significant loss of amenity for that property.

HIGHWAYS

There are no significant highway safety issues as the proposal does not propose to create any new accesses. Car parking provision has been indicated to be in the existing communal car parking area. Letters of objection have indicated that there is an existing problem with the use of this car park in that it currently is insufficient to meet the demand. However the site is close to a bus route.

CONCLUSION

It is considered that the design is out of character with the existing built form and would give rise to an unneighbourly and cramped form of development. Therefore it is recommended that the application is refused for the reasons set out below.

RECOMMENDATION

REFUSE

1 The proposal would constitute a cramped form of development which by virtue of its design, siting, plot size and garden size would be out of character in the area and detrimental to the visual and residential amenities of the area. The development would therefore be contrary to policies DEV1,of the West Sussex Structure Plan and GEN7, of the Arun District Local Plan.