

BR/34/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- 2½ storey, 2 bed dwelling – 110 Aldwick Road, Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing semi-detached garage and replacement with a 2 ½ storey detached building with garage at ground level, dining and lounge at 1 st floor level, two bedrooms and bathroom within roof.
SITE AREA	25m ²
RESIDENTIAL DEVELOPMENT DENSITY (NET)	40 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	1 metre high timber fencing to garden boundary.
SITE CHARACTERISTICS	Mid terrace property fronting Aldwick Road and ground/1 st floor and flat-roofed dormer in roof. Part brick, part rendered elevation existing pitched roof garage to rear. Storage room over rendered areas. Tiled roof. Two storey flat opposite and rooms in roof. No.116 has a 2 storey dwelling to rear, no accommodation in roof. 1 st floor window head within part gable. No.108 2 storey building to rear empty. At No.110 has window at second floor level facing onto the site.
CHARACTER OF LOCALITY	Predominantly residential mix of dwelling types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/354/90	Conversion of 2 dwellings into 4 one-bedroom flats and a studio flat with associated parking.	Approved conditionally 27/2/91.
BR/150/04	Second floor extension to provide new one bedroom flat to rear.	Approved conditionally 6/7/04.
BR/211/05	Increase in height of roof to new second floor flat (approved under BR/150/04) and insert new window to gable end.	Approved conditionally 10/8/05.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	Objection – out of keeping with surroundings, un-neighbourly over intensive for width of plot.
4 letters of objection	Would have a significant detrimental effect on the area and affect the value of property .

BR/34/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	Will exacerbate already chronic car parking situation. Will be multiple capacity occupied by immigrant workers.
Other	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County highways	No objection subject to provision of covered and secure cycle parking facilities in accordance with adopted standards.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class B road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan :	DEV1, LOC1, CH1, NE2
Arun District Local Plan :	GEN7

PLANNING POLICY GUIDANCE

PPS1	- Delivery Sustainable development
PPG3	- Housing

POLICY COMMENTARY

The above policies combine to outline the development control criteria against which the application will be assisted particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Proposal is only for a 2 bed dwelling and would be unlikely to significantly increase the number of residents in the area. Devaluation of property is not a material planning consideration.
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i>
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BR/34/07**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal is considered to conflict with relevant Development Plan policies in that there would be a materially adverse effect on the character of the 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 proposal represents a cramped form of development of the site, which would be out of keeping with adjoining single storey structures fronting the rear access road in the locality. A single storey garage currently occupies the site and its replacement with a 2½ storey dwelling of almost double the existing footprint with no amenity area, would be an overdevelopment of the limited site area.

The applicant refers to a nearby site, No. 108, where a one bedroom 2 storey dwelling has been approved. However, this building replaced a 2 storey unit and is 2 storeys and considerably smaller in footprint and height than that proposed. This proposal would therefore be viewed as a discordant and prominent feature in the street scene which would be out of character with the area. The rear access road is narrow and this would accentuate the height and overbearing impact of the building

The application is therefore recommended for refusal for the reasons given overleaf.



BOGNOR REGIS**BR/34/07/**

2 1/2 storey 2 bed dwelling**110 Aldwick Road
Bognor Regis**

RECOMMENDATION

Refuse

- 1 Given the size, height and design of the dwelling and the limited site area the proposal would form an overdevelopment of the site and would be an obtrusive and incongruous feature in the locality to the detriment of the visual amenities and character of the locality. It would therefore conflict with policy CH1 and DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

