BR/393/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	8 No. One bedroom flats. Builders Yard, 4 Longford Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for 8 No. flats in a three storey building. There would be bin and cycle provision in a covered area to the rear. Amenity areas would be provided to the front and rear.
SITE AREA	330 sq.m.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	244 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None
BOUNDARY TREATMENT	4m high brick wall to the rear
SITE CHARACTERISTICS	Vacant site presently being used temporarily as a builders' site compound.
CHARACTER OF LOCALITY	Predominantly residential. Railway to rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/16/03	Development of 6 No. One bed flats.	Approved Conditionally 17th April 2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection
Environment Agency	No objection
Southern Water	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class 'A' Road

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DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPS 3 - Housing
PPG 13 - Transport

POLICY COMMENTARY

The above policies combine to give the Development Control criteria against which applications of this nature will be judged that is the visual and residential amenities 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 will be no adverse effect on the visual or residential amenities 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 site lies in the built-up area as defined in the Arun District Local Plan where the principle of residential development is acceptable subject to normal Development Control criteria being met.

Planning Permission already exists for a three storey building on the site for six flats. This proposal is, in essence, to add a further two flats at the rear at first and second floors with the bin and cycle storage at ground level underneath.

It is considered that the design of the building is acceptable in this location and is similar to that already approved. The main habitable windows are to the front and rear and the windows in the side elevations, including rooflights, will not adversely effect the residential amenities of the neighbours to either side.

The site is very close to the town centre and next door to the railway station. It is, therefore, a sustainable location and County Highways have agreed that there is no need for car parking provision

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CONCLUSIONS

to be made.

It is, therefore, recommended that the application be approved subject to the Conditions set out overleaf.

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8 no. 1 bedroom flats

Builders Yard
4 Longford Road
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roof of the proposed building and boundaries, have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 This permission relates to the plans as amended by substitute plans submitted on 31-01-2007

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

4 The windows on the northeast and southwest elevations of the building hereby permitted, shall at all times be glazed with obscured glass that are at first floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

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5 Details of an assessment of the impact of rail and traffic noise on the development, in accordance with PPG24 Planning and Noise shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans.

Reason : In the interests of the occupiers of the proposed flats in accordance with policy GEN32 of the Arun District Local Plan.

6 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policy GEN7 of the Arun District Local Plan.

7 No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

Reason : In order to prevent the pollution of the water environment in accordance with policy GEN7 of the Arun District Local Plan.

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8 No development approved by this planning permission shall be commenced until:

(a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

(b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and aprpoved in writing by the LPA prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements

(c) The site investigation has been undertaken in accordance with details approved by the LPA and a risk assessment has been undertaken.

(d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the infomration obtained from the Site Investigation has been submitted to the LPA. This should be approved in writing by the LPA prior to that remediation being carried out on the site.

Reason : To protect the environment and prevent harm to human health in accordance with policies DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

9 The development of the site should be carried out in accordance with the approved Method Statement.

Reason : To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan.

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