

BR/57/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Proposed balconies & alterations. 1 Seafield Terrace, Stocker Road, Bognor Regis.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed rear balconies and amended fenestration to the rear of 1 Seafield Terrace to match that approved under BR/381/06.
SITE AREA	0.0148 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	68 dwellings per hectare approximately.
TOPOGRAPHY	Predominantly flat.
TREES	None worthy of a TPO affected.
BOUNDARY TREATMENT	0.5m high walling to front, 1.8m high close boarded fencing to north and south of garden and 1m walling with 0.8m high fencing to east.
SITE CHARACTERISTICS	Garden land relating to No. 1 Seafield Terrace. Corner plot with alley running to rear (south). Terrace is of typical 1970's design with yellow/brown brick elevations, with brown tiles hung areas, pitched roof with brown concrete tiles, integral garage and parking space to front some of the properties have rear balconies. Number 1 has a rear conservatory.
CHARACTER OF LOCALITY	Predominantly residential area, on a main road consisting of a mixed style of properties. Seafield Terrace comprises of 6 No. 3 storey terraced properties. Stocker Road consists of mixed style 2 ½ - 3 storey properties and Park Road are predominantly 3 – 4 storey terraced properties. Number 3 has a balcony and 4 and 6 Seafield Terrace have balconettes.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/564/67	Six 3 storey houses with garages.	Approved conditionally 17-12-1968
BR/619/67	Outline – seven 3 storey houses with integral garages.	Refused 17-12-1968
BR/204/02	1 no. 3 bedroom terraced house.	Refused 24-09-2002
BR/161/03	Extension and alterations. (Resubmission following application BR/204/02).	Approved conditionally 28-07-2003
BR/249/06	1 No. domestic unit.	Refused 26-09-2006

BR/57/07**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
BR/381/06	1 no. domestic unit (Resubmission following BN/249/06).	Approved conditionally 22-01-2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Town Council	No objection
LOCAL GROUPS	None
OTHER	None

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 : LOC1, DEV1, NE17 Arun District Local Plan : GEN7
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PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPS3	- Housing

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.
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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:- <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/57/07**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 is situated within the built up area boundary within close proximity to Bognor Regis Town Centre. The area can generally be characterised by a mix of housing types at heights varying between 2 ½ and 4 stories. The proposal seeks approval for balconies at first and second storey level and fenestration alterations to the rear of 1 Seafield Terrace to match that approved under BR/381/06.

Number 3 Seafield Terrace has a rear balcony and numbers 4 and 6 have balconettes. The proposed balconies are therefore not considered to be out of character with the building. Further, it is commonplace to find balconies on properties in this location. The modern and more uniform style glazing to both properties is considered to be an aesthetic improvement to the dwellings. It is not considered that the implementation of this proposal would cause demonstrable harm to the residential amenities of any neighbouring property by way of overlooking or overshadowing.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



BOGNOR REGIS

BR/57/07/

Proposed balconies & alterations to
rear elevation

1 Seafeld Terrace
Stocker 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 (as amended).

