

176 Hawthorn Road

Bognor Regis

W.Sussex

PO21 2UY

4th April 2013

Ms M Osland

Planning Dept, Arun District Council

Littlehampton.

Dear Ms Osland,

Re: BR 70/13 Application for erection of new detached garage. 178 Hawthorn Rd, Bognor Regis

We wish to log an objection to the above planning application on the grounds that the dimensions submitted on the plan show the proposed garage to be overbearing on the relatively small plot of land it is to sit upon.

When Arun planning committee passed plans for 2 bungalows and a garage to be built in the bottom of the garden of nos. 178 and 180, and 100 year old apple trees were destroyed, the rear garden of no.178 now belonging to the applicants' house was substantially reduced. The garage and so-called 'hobby room' at 178a became an office and storeroom for the builder who lived there at the time. The height of the garage was inexplicably allowed to be as high as the bungalow. Where once we looked out at beautiful trees we now look at rooves and a 'sea' of tiles.

You will see from the original plans attached (**1**) that this garage measured 3.2 metres x 3.2 metres. The proposed measurement of Mr & Mrs Hartley's garage is to be 6 metres x 6 metres at its longest sides but is portrayed to be of similar size on the location plan (**2**) to the garage behind. This is clearly misleading to the Committee, as is the obvious omission of the proposed height of the building, which also is to be as high as the garage behind it. The applicant's agent has provided a photo to give the impression that the development will look just like the garage 'next door' which, of course, it won't (**3**). This, again, is misleading to the Committee. We feel that the overbearing nature of the proposed building will therefore be unacceptable .

(2)

You may also understand our concerns that this is to remain as a garage, in view of what happened with the garage at 178a. The proposed development has 2 entrance doors, windows and the normal drive in garage door. It's large enough for a potential dwelling.

The Hartley's are a nice family and clearly need a garage for normal storage purposes . We would have no objection to one of a size appropriate to the land and at least considerably lower than the proposal. We would suggest a height similar to the top of our blue shed (which is coming down later this year), and we would also request restrictions on future change of use or alterations to shape or size.

We would respectfully draw your attention to Arun's draft Local Plan for 2013 to 2028:-

Article 14 – DESIGN. Policy DM14

Para 3 Impact

'Have minimal impact to users and occupiers of nearby property and land. For example the: loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or **having an over-bearing presence.**'

Yours faithfully,

Mr J T Clarke

Mrs J Clarke

Immediate neighbour.

BR/298/07

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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Part conversion of detached garage to hobbies room and store (Departure from condition 3 of approval ref. BN/201/06) 178a Hawthorn Road Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The garage measures approximately 3.3metres in length, approximately 3.2 metres in width and approximately 2.3 metres in height. The garage has already been built under reference BN/201/06. The application is retrospective in nature.
SITE AREA	Approximately 0.1 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Land at higher level than road
TREES	None of any significance affected
BOUNDARY TREATMENT	The boundaries are kept by close boarded fencing and hedging to rear, supplemented by walling approximately 1.2-1.8 metres in height.
SITE CHARACTERISTICS	A bungalow with red brick walls and a hipped roof with plain tiles. The detached garage which forms the subject of this application has identical red brickwork and a white front door.
CHARACTER OF LOCALITY	Situated along a residential road, there are two storey detached and semi-detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/242/96	Proposed two storey extension to provide additional space to health visitor's office and storage above	Approved Conditionally 04-03-1997
BR/120/04	Outline application for 2 new detached chalet bungalows, 2 new semi detached chalet bungalows, conversion of No. 180 into 4 flats and change of use of No. 178 back to residential house.	Refused 08-06-2004
BR/2/05	Erection of 2 x 2 bed detached bungalows with ancillary carport building	Refused 17-02-2005 Appeal Allowed 30-09-2005
BR/5/05	Conversion of doctor's surgery into four self-contained flats	Approved Conditionally 07-02-2005

BR/298/07**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
BR/201/06	Form garage in place of approved carport to development previously approved under file reference BN/2/05	Approved Conditionally 01-08-2006

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	None

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C road Permitted Development restrictions – BR/100/05 – no windows or other openings shall be formed in the roof without prior permission of the LPA. BR/2/05 - Appeal Condition 4 - No windows, dormer windows or other openings shall be formed in the roofs of either of the two bungalows. BR/201/06/ - Condition 3 - The vehicular access, parking spaces, turning areas for vehicles and the garage building shall not be used for any purpose other than the parking and manoeuvring of vehicles. BR/201/06 Condition 4 – no windows, dormer, windows, or other openings shall be formed in the roofs of either of the two bungalows.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1. Arun District Local Plan : GEN7
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PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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

BR/298/07**RELEVANT PLANNING HISTORY**

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COMMENT ON CONSULTATION RESPONSES

None

BR/298/07**COMMENT ON REPRESENTATIONS RECEIVED**

Noted.

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 in accordance with the plan unless material considerations indicate otherwise."

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 legislative background.

CONCLUSIONS

This application seeks to retrospectively secure a hobby use and garden store to be incorporated within approximately half of the existing garage. The remaining half is to be used as a garage as per permission granted under planning application reference BR/201/06. This application was to 'Form garage in place of approved carport to development previously approved under file reference BR/2/05' which was Approved Conditionally BR/201/06.

The hobby use is consistent with the residential character observed in the surrounding properties and at the broader scale of the neighbourhood. The comparatively small area of approximately 1.5 metres by approximately 1.6 metres given over to a hobbies room and garden store when considered against the size of the site is also acceptable. As a result, it is considered that the part conversion of the garage to a hobbies room and store is unlikely to lead to a demonstrable level of harm. There remains sufficient levels of on site parking.

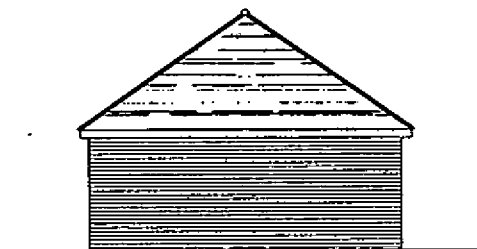
It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

NOTES

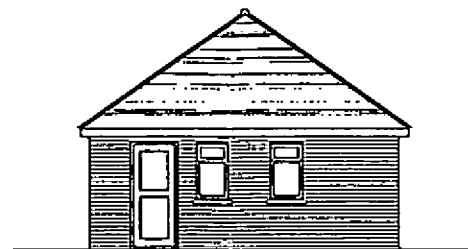
ROOF - Plain concrete tiles to pitched roof.

WALLS - Face brickwork to match with existing remainder of development.

DOORS/WINDOWS - White framed PVC units to match existing. Metal up and over main door.



REAR ELEVATION



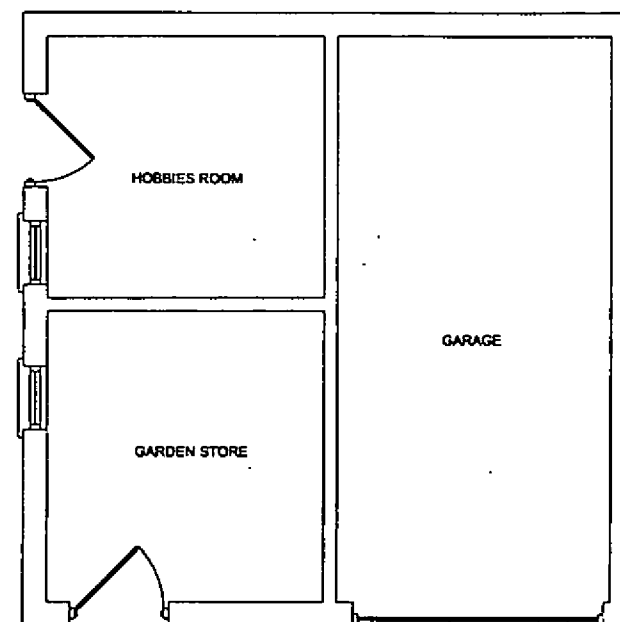
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN

PROPOSED ELEVATIONS

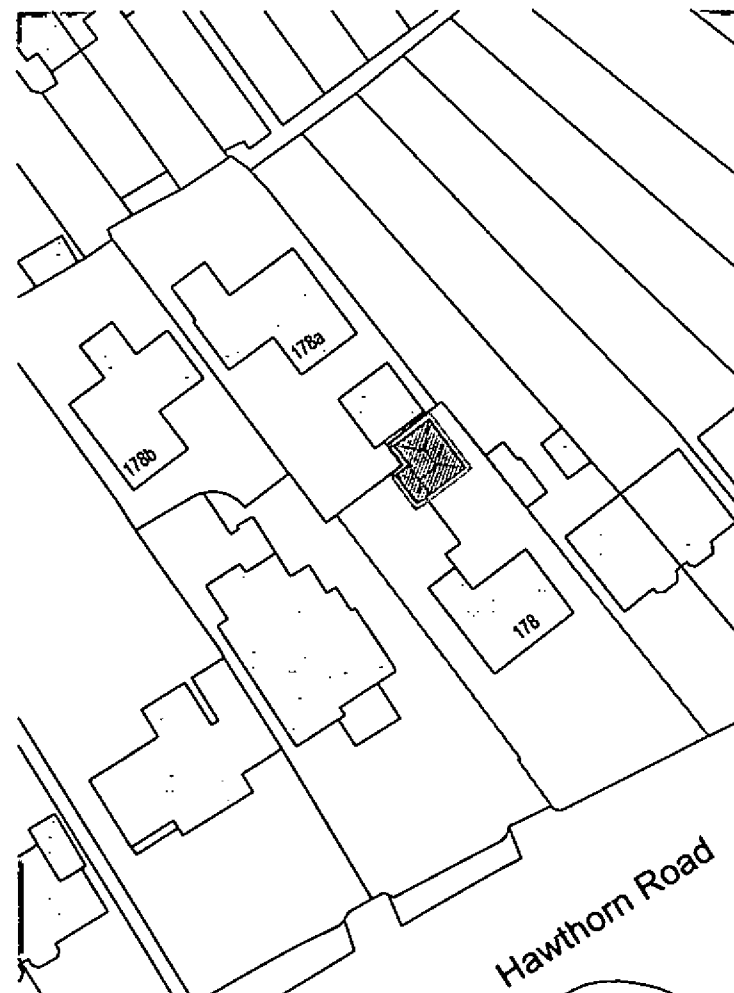
SUSSEX BUILDING CONSULTANCY LIMITED
 178A HAWTHORN ROAD,
 BOGNOR REGIS, WEST SUSSEX.
 SCALE - 1/50 & 1/100 REV - DATE - 24/09/2007

SBCL

• DRAWINGS
 APPROVED BY
 ARCHITECT
 NAME
 TITLE



Location Plan
Scale 1:1250



Site Plan
Scale 1:500

General Notes:

Do not scale dimensions from this drawing, unless for Planning purposes.

The Contractor is responsible for checking all dimensions on site prior to commencement of the works.

This drawing is to be read in conjunction with the specification.

Brian Elstone Surveying Services Ltd
Brian Elstone, MCIOB, RMAPS, MBEng
Building Surveyor and Architectural Consultant
Registered CDM Coordinator

14 Sutton Avenue, Rustington, West Sussex, BN16 2ET
Phone: 01903 784884, Mobile: 07710 593021,
Email: brian@elstone.biz

Client:
C. Hartley, 178 Hawthorn Road, Bognor Regis, PO21 2UY

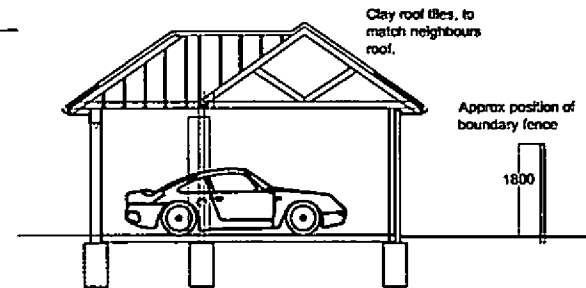
Project:
Proposed Garage

Drawing Title:
Site Plan & Location Plan

Revision	Date	Description
Scale:	Date:	Drawn By:
1:1250 & 1:500	20/02/2013	BE
Drawing Number:	Revision:	
1070-001		

WHERE IS THE HEIGHT?

New Garage, all materials to match neighbours garage, bricks and tiles.



General Section
Scale: 1:100

General Notes:

Do not scale dimensions from this drawing, unless for Planning purposes.

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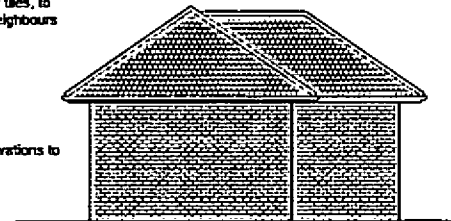
This drawing is to be read in conjunction with the specification.



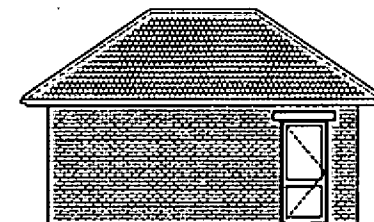
Front Elevation

Clay roof tiles, to match neighbours roof.

Brick elevations to match



Rear Elevation
facing Neighbour



Rear Elevation

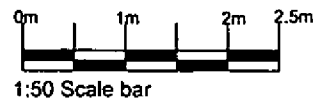
Clay roof tiles, to match neighbours roof.

Brick elevations to match



Garden Elevation

Elevations
Scale 1:100



Garage door, to match neighbours.

Brian Elstone Surveying Services Ltd
Brian Elstone, MCIOB, RMAPS, MBEng
Building Surveyor and Architectural Consultant
Registered CDM Coordinator

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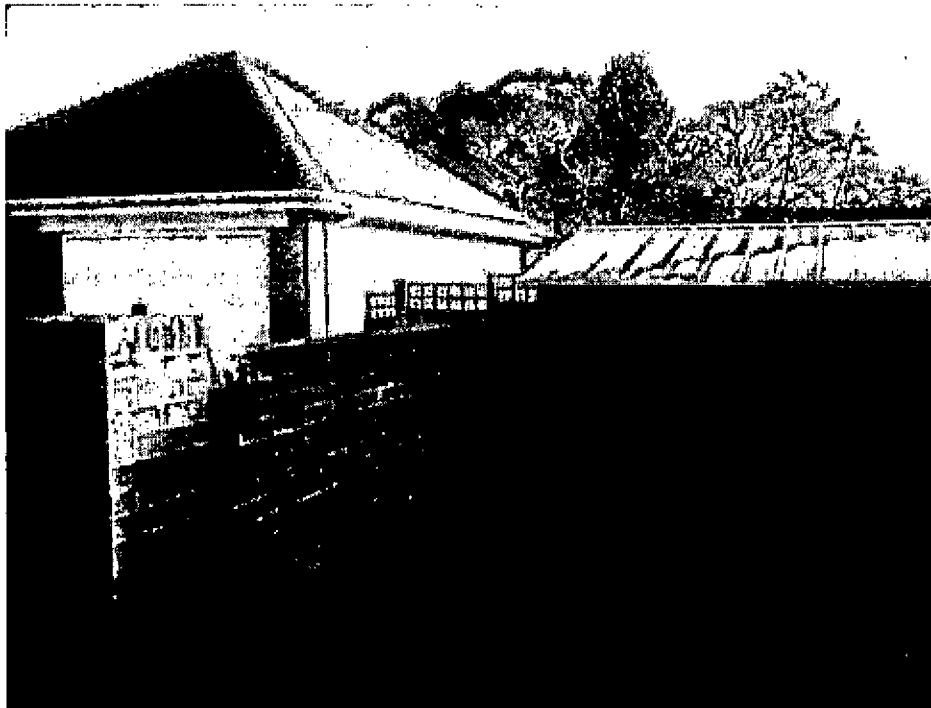
Client:
C. Hartley, 178 Hawthorn Road, Bognor Regis, PO21 2UY

Project:
Proposed Garage

Drawing Title:
Garage Plan and Elevations.

Revision	Date	Description
Scale:	Date:	Drawn By:
1:50 & 1:100	26/02/2013	BE
Drawing Number:	Revision:	
1070-002	A	

Design and Access Statement, for the construction of a single garage in the rear garden of 178 Hawthorn Road, Bognor Regis See photograph.



Adjacent Garage and Vacant Garden.

1 Introduction

- 1.1 The main house is a 2 storey detached house with 4 bedrooms, 3 receptions rooms, kitchen, cloakroom and bathroom on the first floor. The property was the subject to a change of use from a surgery in 2011 to return the property to a family home.

2. Design Component

- 2.1 Amount of Development - The Garage measures approximately 6.0m x 6.0m wide. (Approx 32sq m) The height and design of the Garage is directly related to the existing neighbour's garage. *
- 2.2 Layout - The layout is to achieve the maximum size without overwhelming the overall character of the building, with the new Garage shaped into the corner to maximise the area available.
- 2.3 Impact on Neighbours - The design of the extension is to a scale which will not present any impact on the neighbours. — / / /

3 Appraising the context

- 3.1 The extension will have no effect on the neighbourhood.