PLANNING APPLICATION REPORT

REF NO: **FP/4/10/**

LOCATION: Norfolk House
Felpham Road
Bognor Regis

PROPOSAL: New boundary wall to storage yard of commercial premises.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 800 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. Wall subject of application forms south western boundary.
SITE CHARACTERISTICS	The site is a two storey terraced dwelling, with a retail unit and cafe at ground floor level, and residential accommodation above. The shop fronts are glazed whilst the remainder of the elevations are brick faced.
CHARACTER OF LOCALITY	The site is located within the centre of Felpham Village, where there is a combination of retail and residential use.

RELEVANT SITE HISTORY

FP/99/95	Proposed conversion from 2 shops with 2 flats over to 6-1 bed flats	Approve Cond 29-11-1995
FP/35/96	Proposed conversion of ground floor from offices to 2 flats and alterations to 2 existing first floor flats	Approve Cond 01-04-1996
FP/227/03/	Conversion of showroom into three flats & erection of two one bed flats	Refused 12-12-2003
FP/247/04/	Conversion of showroom into three flats and erection of 1 no. one bedroom flat.	Refused 19-11-2004
FP/6/10/	Introduction of temporary storage container into storage yard of commercial premises.	Approve Cond 03-04-2010

BR/786/79	Change of use of 1st floor to office for Advanced Copies Ltd.,	Approve Cond 01-11-1979
BR/904/82	Conversion of existing garages to store room/pre delivery inspection	Approve Cond 05-01-1983

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways:
Upon inspection of the plans, it does not appear that the wall is situated in a location where it could obstruct the highway; therefore no concerns would be raised.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Class C Road

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential

amenities of the 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

This application seeks retrospective planning permission for the construction of a boundary wall at Norfolk House. The wall measures 16m in length to the side, and 6.2m in length to the front.

The majority of the wall measures 1.8m in height, whilst the section to the front measures approximately 2m in height. The wall is smooth rendered and painted white with brick quoins. The site is accessed via two wrought iron gates located within the side and front sections of the wall.

It is considered that the proposed wall is in keeping with the suburban character of the area, and as such does not have a materially adverse effect on the visual amenities of the locality.

The site occupies a corner plot on Felpham Road, and the position of the boundary wall is such that it does not border any residential dwellings.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

1 Structural Calculations for the boundary wall hereby approved shall be submitted to the Local Planning Authority within 1 month of the date of this permission. Any remedial works required to ensure that the wall is structurally sound shall be carried out within 3 months of the Local Planning Authority providing details of the required works to the applicant.

Reason: In the interests of public safety in accordance with policy GEN7 of the Arun District Local Plan.

2 This permission relates to the following approved plans; location plan, site plan and drawing no. edition 1 sheet 1, received 8th January 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential

amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.