## PLANNING APPLICATION REPORT

**REF NO:** P/140/08/

**LOCATION:** 170 Pagham Road
Bognor Regis

**PROPOSAL:** Amendment to previously approved application P/103/08/ - to transpose the siting of approved flat

### SITE AND SURROUNDINGS

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|---|---|
| DESCRIPTION OF APPLICATION | This proposal is to amend a previously approved dwelling (P/103/08) to make minor fenestration changes on the north elevation one window is deleted, on the west elevation a small window is being replaced by a door and on the east elevation one window is being deleted and a small window is being replaced by a door. Overall the width of the building has been increased by 0.1m. |
| SITE AREA | 0.012 hectares |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | 83 dwellings per hectare |
| TOPOGRAPHY | Predominantly flat |
| TREES | None of any significance affected by the proposed development. |
| BOUNDARY TREATMENT | Wall to side and rear. |
| SITE CHARACTERISTICS | Indian Take-Away, flint rear wall, land to the rear contains two sheds and car parking. |
| CHARACTER OF LOCALITY | Shopping parade with residential above. |

### RELEVANT SITE HISTORY

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|---|---|---|
| P/103/08/ | One bedroom flat | Approve Cond<br>14-10-2008 |

### REPRESENTATIONS

**Representations received:**

Pagham Parish Council

No objection.

**Comments on Representations received:**

Noted.

## CONSULTATIONS

**Consultations responses received:**

None

**Comments on Consultation responses:**

None.

## POLICY CONTEXT

Designation applicable to site:

Within the Built Up Boundary
Class C Road

## DEVELOPMENT PLAN POLICIES

| | | |
|---|---|---|
| West Sussex Structure Plan: | DEV1 | High Quality Development |
| | CH1 | Character |
| | DEV5 | Parking Provision |
| Arun District Local Plan: | GEN7 | The Form of New Development |
| | GEN12 | Parking in New Development |

## PLANNING POLICY GUIDANCE

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|---|---|
| PPS1 | Delivering Sustainable Development |
| PPG3 | Housing |
| PPG13 | Transport |

## 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

PRINCIPLE
The application is to change the internal layout of the dwelling, resulting in alterations to the fenestration. As the dwelling is single storey, there are no significant effects on neighbouring properties. The dwelling was previous approved P/103/08 and has not yet been implemented.

VISUAL AMENITY
The structure is basically as approved previously P/103/08 and the windows/doors are the same design as previously, therefore, there are no significant changes in the visual appearance of the building.

RESIDENTIAL AMENITY
It is considered that the minor changes to the position of doors and windows will not significantly affect any residential amenity. The south elevation remains without windows.

CONCLUSION
The proposed alterations are all minor and will not cause any significant effects to loss of residential amenity to neighbouring properties. Therefore it is recommended that the proposal is approved subject to the conditions below.

## RECOMMENDATION

**APPROVE CONDITIONALLY**

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).

2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the building hereby permitted have been submitted to and approved by the Local Planning Authority and the materials and finishes 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 The building hereby permitted shall not be occupied until the parking spaces shown on the submitted plans have been provided, laid out, constructed, and surfaced. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the

accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 Before the use is first commenced, provision shall be made at the premises for the collection of residential waste in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be maintained to the satisfaction of the Local Planning Authority whilst the use is taking place.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 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, parking provision, highway safety and capacity, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: CH1, DEV1, DEV5

LOCAL PLAN: GEN7, GEN12,

NATIONAL POLICIES: PPS1, PPS3, PPG13,

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