P/141/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Proposed new dwelling. Land adjacent Cosynook, Hook Lane, Rose Green, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed bungalow measuring approximately; 19.2m in depth, 9.1m width and 4.65m in height.
SITE AREA	0.0432 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	23 dwellings per hectare
TOPOGRAPHY	Predominantly flat on site.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	2m high close boarded fencing surrounds the site.
SITE CHARACTERISTICS	The site is made up of side garden area with a large detached double garage sited on it. The existing dwelling is a detached bungalow with red/grey brick elevations and a pitched roof with brown pan tiles.
CHARACTER OF LOCALITY	The site is situated within a predominantly residential area accessed via a narrow track which is also a public footpath providing foot access to the housing estate which abuts to the site to the south and east. The properties surrounding the site are a mix of one and two storey dwellings. Those abutting the site to the east are semi detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/112/67	Bungalow and garage to replace existing dwelling.	Refused 06-09-1967
P/120/72	One residential unit.	Refused 30-08-1972 Allowed at Appeal 06-12-1974
P/102/76	Proposed double garage.	Approved conditionally 08-09-1976

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	No objection - Members had reservation on what was deemed to be backland development, however on balance they decided not to oppose this application.

P/141/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	Exact position of the public sewer must be determined on site by the applicant. No development or new tree planting should be located within 3m of the public sewer.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Public Right of way Public Sewer on Site

DEVELOPMENT PLAN POLICIES

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

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.

COMMENT ON CONSULTATION RESPONSES

Noted. A copy of the consultation response and the attached map will be copied to the applicant.

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

P/141/07

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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/or legislative background.

CONCLUSIONS

The site is situated within a predominantly residential area accessed via a narrow track which is also a public footpath providing foot access to the housing estate which abuts to the site to the south and east. The properties surrounding the site are a mix of one and two storey dwellings. Those abutting the site to the east are semi detached bungalows.

The proposal seeks planning permission for a three bedroom bungalow within side garden area of Cosy Nook. The existing development surrounding the site is mixed in character and scale with both bungalows and two storey dwellings siting in varying plot sizes. The existing dwelling on the site is a bungalow and those abutting the site to the east are also bungalows, as such the proposal is not considered likely to appear out of character.

The materials to be used in the construction of the dwelling are proposed to match those on the existing property on the site. Again due to the mixed nature of the surrounding development, the dwelling would not appear out of character.

The new dwelling is a bungalow, with no rooms in the roof, due to the limited plot size in relation to the properties foot print and because number 18 to the east of the site are only approximately 12m away. It is therefore considered prudent to condition that the permitted development rights to extend the property are restricted, in order that the Local Planning Authority can control the development in detail in the interests of the amenities of adjoining residential occupiers.

The application as proposed is not considered likely to give rise to adverse overlooking to any neighbouring dwelling as it is single storey. A condition is to be imposed on a permission regarding boundary treatment in the interests of amenity.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, ~~nor would it conflict with the Pagham Beach Area of Special Character~~.

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

P/141/07

RECOMMENDATION P/141/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: P/141/07/

1 **To Addressee**

2 **Site Address**

Land adjacent Cosy nook
Hook Lane
Pagham

3 **Description of Development**

Proposed new dwelling

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building 'Cosy Nook'.

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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 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 the dwelling 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.

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

STRUCTURE PLAN: DEV1, CH1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3

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

INFORMATIVE: The applicant's attention is drawn to the attached consultation response from Southern Water.

Case Officer: Miss K Brocklebank