

**PLANNING APPLICATION REPORT**

**REF NO:** P/20/10/

**LOCATION:** 51 Harbour Road  
Bognor Regis

**PROPOSAL:** Garage construction 5.6m x 5.6m with pitched roof matching existing bungalow in appearance.

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The proposed garage measures approximately 5.6m in width by 5.6m in depth and height of 3.9m.                                                                                                                                     |
| SITE AREA                   | Approximately 310 square metres.                                                                                                                                                                                                  |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                               |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                    |
| BOUNDARY TREATMENT          | Front boundary has hedging approximately 1.8m in height, side boundaries close boarded fencing approximately 1.8m in height, rear boundary has wooden fencing painted blue approximately 2m in height.                            |
| SITE CHARACTERISTICS        | Detached bungalow with extension on rear, greenhouse in rear garden. Single storey garage to rear with access onto West Front Road. The property has brickwork painted light yellow, white window frames with a brown tiled roof. |
| CHARACTER OF LOCALITY       | Area of Special Character. Private road with residential with predominantly bungalows of various styles and designs.                                                                                                              |

**RELEVANT SITE HISTORY**

|          |                                                                                 |                            |
|----------|---------------------------------------------------------------------------------|----------------------------|
| P/60/98/ | Rear extension                                                                  | Approve Cond<br>12-08-1998 |
| P/92/84  | Demolish existing building and erect new detached bungalow with separate garage | Approve Cond<br>22-08-1984 |

**REPRESENTATIONS**

**Representations received:**

Pagham Parish Council

**No objection**

In principle members were content to approve this application as a garage. However, members noted the cavity walls and the high level of roof insulation which they felt was somewhat unusual for a garage construction.

**1 Letter of Objection**

Both Harbour Road and West Front Road are unmade and un-adopted roads. The section of West Front Road from which the proposed garage is to be accessed is a very narrow cul-de-sac without adequate turning facilities. The road frequently becomes congested with parked vehicles from visitors and residents and in a number of instances access for emergency vehicles has been impossible as a result of these conditions which is unacceptable. The proposed layout does not allow on-site turning or manoeuvring and the development proposed has no provision for on-site parking. The proposed standard of construction of this building is well in excess of the minimum requirements for a detached garage, which suggests that the building will be ultimately used for living accommodation. If approved, a condition should be imposed that the garage be ancillary to the use of the dwellinghouse and not to be used as a separate unit of accommodation.

**Comments on Representations received:**

Comments noted.

There is an existing garage with access to the rear onto West Front Road and although the garage is larger than the existing structure it is not considered that this would be obtrusive or out of keeping with the surrounding residential area and Area of Special Character. If approved, a condition will be imposed that the garage be used ancillary to the use of the dwellinghouse and not as a separate unit of accommodation. As West Front Road is not a classified road, there is no requirement to provide on site turning or manoeuvring under planning policy or procedure.

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

**POLICY CONTEXT**

Designation applicable to site:

Within the Built Up Area Boundary  
Area of Special Character  
Protected Coastal Area  
Private Street  
Art 4 Direction

**DEVELOPMENT PLAN POLICIES**

South East Plan:

|                           |                       |                             |
|---------------------------|-----------------------|-----------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary      |
|                           | <a href="#">GEN7</a>  | The Form of New Development |
|                           | <a href="#">AREA1</a> | Areas of Special Character  |

**PLANNING POLICY GUIDANCE**

### **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 Area of Special Character and surrounding residential 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 detached bungalow has a single storey garage to the rear with vehicular access onto West Front Road and the existing garage is to be demolished and replaced with a larger structure.

The existing garage is sited on the eastern side boundary and the proposed garage will be sited on the same footprint as the existing. The garage which will also be used as a hobbies room will be approximately 5.6m in width, 5.6m in depth with a pitched roof that will be approximately 3.9m in height. If approved, a condition will be imposed that the garage be used ancillary to the use of the dwellinghouse and shall not be used as a separate unit of accommodation. There are several properties in Harbour Road that have garages to the rear with access onto West Front Road. Although the garage is substantially larger than the existing structure it is not considered that this would be obtrusive in the street scene or out of keeping with the Area of Special Character and surrounding residential area.

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

### **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 This permission relates to the following approved plans: Block Plan 1:500, Floor Plan, Elevations dated 11th March 2010 as amended by email dated 4 May 2010 from carryduffdesigns indicating garage dimensions of 5.6 metres by 5.6 metres, a 22.5 degree pitch and an overall height of 3.9 metres.

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

- 3 The materials and finishes of the external walls and roof of the garage hereby permitted shall match in colour and texture those of the existing building.

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

- 4 The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 51 Harbour Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 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, AREA1

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.