

PLANNING APPLICATION REPORT

REF NO: P/49/11/

LOCATION: 94 Harbour Road
Bognor Regis

PROPOSAL: Raised decking to the rear of the bungalow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a retrospective application for raised decking to the rear of the bungalow.
SITE AREA	390 sq m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The eastern boundary comprises close boarded timber fencing 1.8m in height, reducing to 1.5 metres towards the rear. The rear boundary is a low wall, approximately 1 metre in height and the western boundary is a low fence with vegetation.
SITE CHARACTERISTICS	Detached, pitch roof bungalow faced in blue render with brick quoins and features. A detached, flat roof garage is located to the side of the property.
CHARACTER OF LOCALITY	Residential comprising, low density, detached bungalows in a seaside location.

RELEVANT SITE HISTORY

P/125/07/	Replacement single storey dwelling.	Approve Cond 15-11-2007
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REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection.

2 letters of Objection.

Decking is already in existence.

Decking is raised and the fencing is high.

Decking is out of kitler with properties in this row.

View from garden is limited in that direction now.
View of nature reserve is blocked.
Property is overlooked by this construction.
Elevated position allows sound to travel.

Comments on Representations received:

Noted

Given the separation distance of 15-20 metres from the neighbouring property at no. 90, there is not considered to be any adverse overlooking from the decking to this property. The loss of the view to the neighbouring property and of the nature reserve at the rear is not a material planning consideration. Although the decking is higher than some of the surrounding boundary treatments, it is considered to be characteristic of this seaside location and is not unduly high or harmful to the character of the area, as to warrant refusal. Any noise impact from the neighbouring property may be dealt with under the provisions of the Environmental Protection Act.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to the site:
Area of Special Character
Protected Coastal Area
Article 4 Direction
PD Restriction

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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SUPPLEMENTARY POLICY GUIDANCE

XXX	Pagham Village Design Statement
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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, the amenities of neighbouring properties, or 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 application seeks retrospective consent for the erection of timber decking to the rear of the bungalow.

The decking is raised above ground level by 0.6 metres and spans the width of the property - 9.3 metres at the widest point - and tapers towards the rear. The decking projects to a depth of 12.4 metres to the rear boundary on the eastern side. The decking provides disabled ramped access to the rear garden.

With regard to the impact on residential amenity, the neighbouring property at no. 92 has a detached outbuilding adjacent to the eastern boundary with a window in the rear elevation. The eastern boundary comprises close boarded timber fencing, 1.5-1.8 metres in height, which provides screening and prevents direct overlooking from the decking. The fence reduces in height to 1.5 metres towards the rear boundary, and as such, some overlooking of the neighbouring garden and outbuilding may be possible. However, on balance, this is not considered so harmful as to warrant refusal. Any such overlooking would be over a small portion of the neighbour's garden, which is the rearmost section.

Given the position of the decking and its setback from the western boundary to No. 96, there is no impact on the residential amenities of this property with regard to loss of privacy. The neighbouring property at No. 90 is set back 15-20 metres, such that there is no adverse overlooking or loss of privacy.

The decking would have no impact on the streetscene, being at the rear of the property, and is characteristic of the wider seaside location.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans : drawing 03 location and block plans, drawing 01 ground floor plan, drawing 03 elevations, received on 14th June 2011.

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.

- 2 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, Pagham Village Design Statement

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.