

PLANNING APPLICATION REPORT**REF NO:** AW/100/08/**LOCATION:** 28 Greyfriars Close
West Meads
Bognor Regis**PROPOSAL:** Single storey extension forming kitchen/utility**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The proposed extension will measure approximately 5.4 metres in length by 4.05 metres in width and 3.8 metres in height.

SITE AREA

Approximately 640 square metres

**RESIDENTIAL DEVELOPMENT
DENSITY (NET)**

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The front of the property has no formal boundary treatment. The rear garden is enclosed by approximately 1.8 metre high timber closed board fencing.

SITE CHARACTERISTICS

The site is occupied by a detached bungalow dwelling which has red brick elevations with painted rough render panels and a gable roof surfaced with interlocking concrete tiles. There is an extension to the north elevation of the property which is the same height and width as the original dwelling. There is a conservatory to the rear of the dwelling and a lean-to glazed single storey extension on the southern elevation. There is a detached flat roof block on the east of the site which contains two garages.

CHARACTER OF LOCALITY

The site is located on a residential cul-de-sac which is characterised by detached bungalow dwellings, many of which have been extended to the side. The front garden/driveway areas of the properties on the road are unfenced, producing an open plan appearance.

RELEVANT SITE HISTORY

AW/124/92	Brick built garage	Approve Cond 18-08-1992
AW/41/07/	Ground floor extension and pitched roof over new and existing	Approve Cond 04-04-2007

REPRESENTATIONS

Representations received:

Aldwick Parish Council

~~Amended~~ No objection

Comments on Representations received:

~~None~~ Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Open Plan Condition

Permitted Development Restriction: Extension approved under AW/41/07/ not to be occupied as a separate dwelling.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan LOC1
DEV1

Arun District Local Plan: GEN2
GEN7
DEV19

Locational Strategy
High Quality Development
Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings

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

The proposed extension will be positioned to the side of the existing building and will have an elevation facing towards street. This will, in the absence of any boundary treatment to the front of the site, form a visible feature of the street scene. It is not considered that there will be a negative impact on the character and appearance of the surrounding area as there are a number of side extensions to the bungalows on Greyfriars Drive. A particular example is at No. 10 Greyfriars Close which is to the north and has a side extension similar in design and appearance to that proposed.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The height of the proposal is lower than that of the existing building which will give a stepped appearance to the roof line. As a result of this, it is considered that the proposal will appear visually subservient towards the existing building. The gable roof of the proposal will compliment the gable roof over the existing dwelling and will have a matching pitch. It is considered that this will integrate more effectively with the existing building than the lean-to structure currently in place which is to be removed. The external materials used for the elevation walls and roof of the proposal will match those used on the existing building and it is considered that the integration of the proposal will be further assisted by this.

The proposal will reach within approximately 0.6 metres of the southern boundary, however it is considered to be of a moderate height and as such will be largely screened by the boundary treatment and due to its positioning to the north of the neighbouring property it will not form a direct obstruction to sunlight. Taking these matters into account, it is not considered that the extension will bring about an unacceptable overbearing or overshadowing impact. Further, the proposal will only have a glazing on one outward facing elevation, looking westwards towards the rear of No. 4A Yeomans Acre. This window will be approximately 14 metres from the neighbouring site to the west and, as it will be at ground floor level, overlooking of an unacceptable level towards the neighbouring property will not be a possibility.

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

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 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: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7, DEV19

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.

