AW/112/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey extension to side. 2 Hertford Close, West Meads, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately; 7.9m in length and 3.4m in width with a mono-pitched roof to a height of approximately 4m. The existing flat garage roof will be replaced with a pitched roof to a height of approximately 3.2m.
SITE AREA	Approximately 0.0305 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	1 tree approximately 5m high that will be unaffected by this application.
BOUNDARY TREATMENT	The front of the dwelling is open to the east and kept by hedging approximately 2m high to the south. The north boundary is kept by 2m high close boarded fencing to the north with the neighbour's garage beyond. The rear of the dwelling is kept by close boarded fencing up to approximately 2m high with neighbouring trees up to approximately 6m along the north boundary, and hedging approximately 2m high to the south.
SITE CHARACTERISTICS	A two storey semi-detached dwelling formed of yellow and red brick walls with a brown tile hung middle. The roof is pitched and formed of brown pantiles.
CHARACTER OF LOCALITY	A residential cul-de-sac comprising similar style two storey semi-detached and terraced dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
Local Groups	None
Others	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order (AW/2/58)

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

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 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 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.

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CONCLUSIONS

This application comprises the addition of an extension to the north of the dwelling that will connect to the existing single garage making it integral to the existing dwelling. The plans also make provision for the replacement of the existing flat roof of the garage with a pitched roof.

This proposal is considered to be in-keeping with the existing dwelling in terms of style and design, and the proposed garage roof is considered to complement the proposed side roof by being pitched at the same angle.

It is accepted that no other houses in the street have pitched roofs to their garages, but this proposal is not considered to be out of character or obtrusive on the street scene due its location in the corner of Hertford Close, set back approximately 8m from the front of a neighbouring garage to the north, and approximately 17m from the road.

In terms of residential amenity, this proposed extension is not considered to cause any adverse effects by way overlooking, overbearing or overshadowing. This is due to the presence of adequate boundary screening and the location of the extension approximately 8m south of neighbouring dwellings on Queens Field West that are sited perpendicular to the existing dwelling.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is therefore recommended that the application be approved, subject to the condition set out overleaf.

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Single storey extension to side.

2 Hertford Close
West Meads
Bognor Regis

RECOMMENDATION

Approve Conditions

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).