

PLANNING APPLICATION REPORT

REF NO: **AW/161/09/**

LOCATION: 2 Lodge Court
 Bognor Regis

PROPOSAL: Proposed single storey side & rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension measures approximately 6.2m in length, 7m in depth (maximum) by 2.8m in height.
SITE AREA	Approximately 630 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway, north side boundary has close boarded fencing approximately 1.8m in height, west side boundary neighbouring property wall of No 6 Craigweil Lane approximately 1.8m-2m in height. Rear has close boarded fencing approximately 2m in height + tree screening, north and south side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey detached property with double garage on north side, front porch. The walls have reddish/brown brickwork with white window frames and a red tiled roof.
CHARACTER OF LOCALITY	Detached two storey properties in cul-de-sac of similar style and design, properties in the immediate vicinity are detached two storey of various styles and designs.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members unanimously supported this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

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 the surrounding area.

siting and appearance of the development. This application falls to be determined under the requirements of Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

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 to construct a wrap around single storey flat roof extension which will be

sited on the north side boundary behind the existing garage and to the rear of the existing kitchen.

The side element of the extension will be set back from the existing garage and will be sited approximately 1.150m from the north side boundary and the rear element will be half the width of the existing dwelling and will extend out into the rear garden by approximately 3.1m. The extension is considered to be of an acceptable size and height that is visually subservient to the main dwelling.

There are no properties to the rear of the site and the property to the south No 6 Craigweil Lane is approximately 13m away. The immediate property to the north No 4 Lodge Court is sited approximately 2m away. This property has a garage wall that is positioned to the front and to the rear an entrance door which serves the kitchen and an obscure glazed wc window and the proposal has an entrance door and kitchen window on the north side elevation. Due to the position of this window which is approximately 5m away and adequate screening along this northern boundary it is not considered that the proposal would detrimentally harm the occupiers of No 4 by way of overlooking or loss of privacy.

Taking this into account it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, harmful overshadowing, loss of privacy or overlooking.

Due to its rear location the proposal would not be obtrusive in the street scene, nor would it harm the character or appearance of the 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 The materials and finishes of the external walls on the south and east elevations hereby permitted shall match in colour and texture those of the existing building, the north elevation shall be rendered and painted in 'Dulux Caramel Sand'.

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

- 3 This permission relates to the following approved plans Drg No JC02/01.

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

- 4 **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, 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.