PLANNING APPLICATION REPORT

REF NO: AW/177/08/

LOCATION: 32 Christchurch Crescent
Bognor Regis

PROPOSAL: Remove existing dilapidated conservatory and replace with new

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	A conservatory to rear which measures approximately 3.6 metres in length, approximately 3.6 metres in its projection and approximately 2.9 metres in height. It will be constructed from a brick plinth at approximately 0.6 metres in height serving as a base wih PCVu windows and pitched roof. The proposed conservatory will replace an existing conservatory which measures approximately 3.4 metres in length, approximately 2 metres in its projection from the dwellinghouse and approximately 2.3 metres in height.
SITE AREA	Approximately 500 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. To rear there is close boarded fencing at approximately 1.8 metres in height with mixed type trees commonly exceeding 2 metres in height.
SITE CHARACTERISTICS	A detached bungalow with red brick elevations. The roof is pitched with brown pantiles. There is an existing conservatory to rear.
CHARACTER OF LOCALITY	Situated within a residential estate, there are bungalows of a broadly homogenous design type. Opposite the property is situated a greensward which serves as a roundabout.

RELEVANT SITE HISTORY

AW/168/02/	Demolish existing garage, erection of new garage, single storey extension to form dining room and study. New entrance porch.	Approve Cond 18-10-2002
BR/668/68	Porch	Approve

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03-12-1968

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection.
This change would not adversely impact the street scene.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary
Tree Preservation Order
Permitted Development Restriction - Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH1	Character
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

PLANNING
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

PLANNING
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

This application seeks approval for a conservatory to be constructed to the rear of the property. An existing conservatory which is currently in a state of disrepair is to be removed in order to accommodate the proposal.

The proposed conservatory is unlikely to make a contribution to the street scene with its location to rear. Further, the conservatory remains consistent with the residential character observed in the estate.

Further, the proposed conservatory would undoubtedly constitute an aesthetic improvement with a brick base measuring approximately 0.6 metres in height and PCVu windows and roof. The proposed conservatory would also occupy a larger footprint than existing by approximately 1.6 metres in its projection, approximately 0.1 metres in width and approximately 0.6 metres in height. However, these augmentations can be accommodated given its single storey nature, a separation distance to the nearest boundary to the east at approximately 7 metres and rear boundary treatment which consists of close boarded fencing at approximately 1.8 metres in height. These factors will assist in mitigating any adverse impact created by the conservatory.

Consequently, it is unlikely that the proposed conservatory will give rise to adverse effects including overlooking, overshadowing, overbearing or loss of privacy.

It is therefore recommended that the application be 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 The materials and finishes of the brickwork base hereby permitted shall match in colour and texture to that of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 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: 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.