

PLANNING APPLICATION REPORT

REF NO: **AW/182/11/**

LOCATION: 14 Singleton Close
 Bognor Regis

PROPOSAL: Single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks consent for a single storey side extension, with a maximum ridge height of 6.3 metres, maximum width 4 metres and depth 5.5 metres.
SITE AREA	Approximately 385 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front, west boundary, 1 metre high close boarded timber fence and vegetation, rear boundary 1.8 metre high close boarded timber fence with trellis and mature vegetation.
SITE CHARACTERISTICS	Detached two storey pitch roof dwelling with flat roof dormers, constructed from red brick and brown roof tiles. Conservatory at rear. Property is situated on a corner plot in a residential cul-de-sac.
CHARACTER OF LOCALITY	Predominantly residential, comprising detached pitch roof dwellings and bungalows of modern design and appearance, in an open-plan 1960 residential estate.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection. Members have no objection to the application.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

No public sewer

Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

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 property is situated on a corner plot in a residential cul-de-sac. The proposed single storey side extension will have a maximum ridge height of 6.3 metres, stepping down to 5.5 metres, and a maximum width of 4 metres, tapering to 2.8 metres towards the front of the property. The ridge height will sit beneath the main dwelling and the extension will be set back from the frontage, appearing subservient to the dwelling. The extension is an appropriate height and scale that is visually integrated to the property.

The side extension will be sited within 300mm of the side boundary adjoining no 15. However, the property occupies a corner plot and the extension will be set back from the frontage, recessed

behind the main dwelling. As such, the proposal will have a limited impact on the visual amenities of the locality and the streetscene.

The side extension will have no impact on the amenities of No 12 to the east, being sited on the west flank elevation. There are no windows in the flank elevation of no 15 facing the application site. Although the extension will be sited close to the side boundary of the neighbouring property at No 15, it is not considered to have an overbearing impact, as the neighbouring property occupies a wide plot and the main garden is located to the rear.

It is therefore recommended that planning permission is granted, 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 development hereby approved shall be carried out in accordance with the following approved plans: site plan, existing ground floor plan, existing elevations, proposed ground floor plan, proposed elevations, proposed roof plan, received on xx 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.

- 3 **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: GEN7, GEN2, DEV19

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.