

AW/208/06**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Construction of new dwelling adjoining 12 Cambridge Drive 12 Cambridge Drive, Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to extend the existing dwelling to create an additional semi-detached bungalow of similar design.
SITE AREA	648.3 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	31 dwellings per hectare approx.
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	Front open plan. Side to No. 10 shrubs 1.5 - 4 m height. 1 metre high fencing to No. 10. 1.6m high fencing to rear and shrubs.
SITE CHARACTERISTICS	One of three detached bungalows fronting Cambridge Drive. Porch over door. Bold rolled tiles. Brick elevations. No. 10 has conservatory between side of property and side boundary occupying approximately ½ space.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
Local Groups	None
10 letters of objection	- Existing bungalow is adequate; - Small rear garden; - Extra burden on sewage system. Bad water pressure; - Building would be very close to No. 10; - Space around buildings is the attraction of the areas; - Off road parking is already very bad; - Would set a precedent; - Road is already very congested; - Unneighbourly - Not suitable for additional dwelling; - Out of character.

AW/208/06**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary P. D. restriction Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1 Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG3	- Housing

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed particularly with regard to visual and residential amenities and the character of the area.
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COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Comments with regard to the proposal being out of character and eroding space are not agreed. The additional dwelling would still retain acceptable distances between proposal and adjoining properties. The character of the area would not be compromised. The increased size of the existing dwelling would not be out of keeping with the existing pattern of development in the locality. Problems of congestion, parking and sewerage are unlikely to be significantly worsened by the proposal.
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that there would not be a materially adverse effect on the character of the area and visual amenities of the locality.
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AW/208/06**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 size of the extended building would be comparable with a domestic extension to the existing dwelling. The loss of the gap between the existing dwelling and the site boundary would not significantly reduce the space around the property in the street scene and would be similar to the properties opposite. The plot size would be comparable with other plots in the vicinity particularly those opposite. The design of the dwelling would be similar to the existing and would replicate the fenestration pattern of the existing, it would not therefore appear as a discordant building in the street scene.

Since the dwelling would be single storey and the side windows would face onto the existing fence there would therefore be no adverse effect on adjoining properties with regard to loss of privacy. The development would be 1m from the side boundary and a reasonable distance from the adjoining conservatory and given its single storey nature no adverse overbearing or overshadowing effects would result.

The application is therefore recommended for approval subject to the conditions set out overleaf.

ALDOCK

AW/208/06/

Construction of new dwelling adjoining
no. 12 Cambridge Drive.

12 Cambridge Drive
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).

- 2 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

REPORT UPDATE

Application No :	AW/208/06
Agenda Page No :	192 - 196
Reason for the Update/Changes Two additional letters of objection, one from West Meads Residents' Association reiterating points raised in other letters of objection.	
Officer Comment : Noted.	
Notes: Changes to recommendations, conditions and/or reasons for refusal will always be accompanied by a new replacement recommendation sheet.	