**APPLICATION REF: AW/221/06**

## PLANNING APPLICATION REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | 2 no. side dormers and new double garage to rear, 48 Rose Green Road, Aldwick. |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | The proposed dormer on the east side elevation will measure approximately 3.1m in length, 4m in depth and will be 2m in length.<br><br>The proposed dormer extension on the west side elevation will measure approximately 3.1m in length, 3.1m in depth and will be 2.3m in height.<br><br>The proposed double garage will measure approximately 5.1m in length, 6.7m in depth and will be 3.9m (maximum) in height. |
| SITE AREA | Approximately 780 square metres. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A. |
| TOPOGRAPHY | Predominantly flat. |
| TREES | None affected by the application. |
| BOUNDARY TREATMENT | Front boundary has brick wall + fencing approximately 1.5m in height, hedging to east and west boundaries approximately 1.8m-2.5m in height.<br><br>Rear boundary has hedging/tree screening over 4m in height, east and west side boundaries has hedging approximately 2m in height. |
| SITE CHARACTERISTICS | Detached two storey property with dormer on west side, single storey flat roofed extension at rear. Detached garage on east side of property. summer house, garden shed and greenhouse in rear garden area. |
| CHARACTER OF LOCALITY | Residential area with two storey detached and semi-detached properties, detached bungalows of various styles and designs. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| BR/633/79 | Garage. | Approved/Conditionally 12-09-1979. |
| BR/200/78 | Garage. | Approved/Conditionally 17-05-1978. |
| AW/105/98 | En-suite bathroom and dressing room. | Approved/Conditionally 12-08-1998. |

**APPLICATION REF: AW/221/06**

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Aldwick Parish Council | Awaited. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None. | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary |

**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 residential area.

**APPLICATION REF: AW/221/06**

## ASSESSMENT OF PROPOSAL

### DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

### 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 new dormer is to be sited on the east elevation of the building and the extension to the existing dormer on the west elevation of the building. The dormers will not exceed the roof height of the dwelling and will not project out further than the external walls of the property. There are no windows on the dormer extension on the west elevation and a small window on the east elevation. The neighbouring property to the west No 46 has side dormers on the east and west elevations of the property and the neighbouring property No 50 has a kitchen window on the east side elevation that would front the proposal but it is not considered that the proposal would create any adverse overlooking or loss of privacy to the neighbouring properties No 46 & 50.

The proposed double garage is to replace an existing dilapidated single garage. The garage will be sited in the same position as the existing structure which is within 1m of the side boundary with the neighbouring property No 46. The length of the garage will be approximately 1.6m longer than the existing garage, the depth and height being of similar dimensions to the existing. With the absence of windows on the side elevation it is not considered that the proposal would detrimentally harm the residential amenities of the neighbouring property No 46 by way of overshadowing or overbearing effect.

Furthermore, it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.

**ALDWICK** AW/221/06/

2 No. side dormers and new double garage to rear

48 Rose Green Road
Bognor Regis

**RECOMMENDATION**

**Approve Conditions**

1 The development hereby permitted shall be begun before the expiration of 3 years from 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 and roof of the garage hereby permitted shall match in colour and texture those of the existing building.

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

3 The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of.48 Rose Green Road as a dwelling and shall not be used a a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which wc give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

4 This permission relates to the plans as submitted and amended by substitute plan dated 17th October, 2006 Drg No 8128.06.1 Rev B and substitute plan dated 20th October, 20 Drg No 8128.06.2 Rev B.

Reason: For the avoidance of doubt.