

AW/232/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Gable front conservatory 65 Queens Fields West Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear gable roof conservatory to measure approximately (at maximum); 3.4m in height, 6.1m in length, and 3.5m in width
SITE AREA	270 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of significance affected
BOUNDARY TREATMENT	Side and rear boundaries kept by hedging and close boarded fencing approximately 1.8m in height
SITE CHARACTERISTICS	Semi-detached two-storey property with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with two-storey properties of various style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/14/03	Erection of a 2 bedroom house to side of property	Approved Conditionally 18-06-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
 Arun District Local Plan: 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, and impact upon the established character and appearance of the locality.

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 either the visual amenities of the locality or residential amenities of adjoining properties, and impact upon the established character and appearance of the locality.

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

Given boundary screening and retention of approximately 9m between proposal and rear boundary, any adverse overlooking, loss of privacy, overbearing, and overshadowing resulting from the proposal onto the neighbouring rear property is considered minimal.

Whilst it is regrettable that less than 1m is retained between the proposal and neighbouring property to the east, given boundary screening and that the windows in the east elevation of the proposal are high-level in design, any adverse overlooking, loss of privacy, overbearing, and overshadowing resulting from the proposal onto the neighbouring property to the east is

AW/232/06**CONCLUSIONS**

considered minimal

Given boundary screening and retention of approximately 3m between the proposal and west boundary, any adverse overlooking, loss of privacy, overbearing, and overshadowing resulting from the proposal onto the neighbouring property to the west is considered minimal

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, overbearing, overlooking, or unacceptable loss of privacy.

Further, it is considered that the proposal would not be obtrusive in the street scene and would not conflict with the established character and appearance of the locality.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.



ALDWICK

AW/232/06/

Gable front conservatory.

65 Queens Fields West
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).

