PLANNING APPLICATION REPORT

REF NO: AW/233/08/

LOCATION: 122 Nyetimber Lane
Aldwick
Bognor Regis

PROPOSAL: Single storey extension to rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	A single storey rear extension to measure approximately 7.7 metres in length, approximately 4.2 metres in projection and approximately 3.5 metres in height. It will be constructed from rendered elevations to match existing with a plain tiled roof to match existing.
SITE AREA	Approximately 375 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To front there is a grey block concrete wall approximately 0.5 metres and one metre in the height. In certain sections, there is fencing situated on the wall which raises the boundary treatment to approximately 1.5 metres. The front sides find definition with close boarded fencing at approximately 1.5 metres in height. To rear there is close boarded fencing at approximately 1.8 metres in height.
SITE CHARACTERISTICS	A two storey detached property with smooth rendered elevations painted white. There is a pitched roof with wooden window shutters which are painted white on the first floor. On the ground floor there is a bay window. There is also a garage to the rear.
CHARACTER OF LOCALITY	Situated within a residential area, there are mainly two storey detached properties and bungalows displaying a varied mixture of design styles.

RELEVANT SITE HISTORY

BR/809/74	Erection of garage	Approve Cond 15-01-1975

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REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection. It was felt that this was a suitable application and would not adversely impact the neighbouring properties.

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

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	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

This application seeks approval for a single storey rear extension which broadly spans the width of the dwellinghouse. Indeed, the dimensions of the extension including its projection at approximately 4.2 metres is considered satisfactory such that it will remain visually subservient to the dwellinghouse.

The rear boundary treatment consists of close boarded fencing at approximately 1.8 metres in height. This is considered sufficient to mitigate any potential impact caused by the single storey extension with a height at approximately 3.5 metres.

The proposal finds a level of replication with a single storey rear extension at Number 120 to the north. Therefore, the extension remains consistent with the residential character observed in the estate. Further, the proposed extension will preserve a broadly similar rear building line for properties 120, 124 and to a lesser extent, Number 126 to the south.

The rear extension consists of rendered elevations and plain tiles to match existing. Such measures will assist in visually assimilating the proposal with the dwellinghouse. There are also no windows in the side elevations of the extension to give rise to overlooking at the north or south.

Therefore, the extension is unlikely to cause any adverse effects including overshadowing, overlooking, overbearing effect or loss of privacy. If such effects are caused, then they are unlikely to cause a demonstrable level of harm.

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).

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.