

PLANNING APPLICATION REPORT

REF NO: **AW/238/09/**

LOCATION: Westbrook
 21 Willowhale Avenue
 Bognor Regis

PROPOSAL: Single storey pitch roof rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed pitched roof single storey extension measures approximately 5.2m in width, 3.5m in depth and 3.6m (maximum) in height.
SITE AREA	Approximately 850 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear and side boundaries hedging approximately 1.8m-2.5m in height.
SITE CHARACTERISTICS	Detached two storey property with detached garage on east side elevation. The property has brown brickwork on lower level, brown tiled hanging on front elevation. Cream render on rear elevation with white window frames and a brown tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached, semi-detached two storey and bungalows of various styles and designs.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members unanimously supported this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 residential 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 application seeks to construct a single storey extension on the rear on the property adjacent to the dining room area.

The pitched roof extension will be sited approximately 5.5m from the neighbouring property of No 23 and 1m from the west side boundary. The extension will be approximately 5.2m in width with a rear projection of 3.5m and a height of 3.6m. The neighbouring property to the east No 19 is sited approximately 8.5m away. There is a detached garage which is sited on the east side boundary with No 19 and it is considered that the proposed extension will be partially obscured by this

structure. The immediate property to the west No 23 has recently been extended and has a single storey garage extension that is sited on the west side boundary with No 21. The proposed extension has no windows on the side elevation fronting No 23 and with adequate screening it is not considered that the proposal would detrimentally harm the occupiers of No 23 or any neighbouring property by way of overbearing effect, harmful overshadowing, overlooking or loss of privacy.

The extension is visually subservient to the main building and due to its rear location will not be visible in the street scene, nor would it harm the established character or appearance of the surrounding residential area.

It is therefore recommended that the application be approved, 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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 3 This permission relates to the following approved plans: Drg No 09048/01, 09048/04, 09048/05, 09048/10 dated 17th December 2009.

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.

- 4 **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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.