## PLANNING APPLICATION REPORT

**REF NO:** **AW/247/11/**

**LOCATION:** 19 Grosvenor Gardens
Bognor Regis

**PROPOSAL:** Ground floor side and rear extensions.

### SITE AND SURROUNDINGS

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|---|---|
| DESCRIPTION OF APPLICATION | The proposed side and rear extension measures approximately 10.3m (maximum) in width, depth of 10.7m and 3.9m (maximum) in height. |
| SITE AREA | Approximately 440 square metres. |
| RESIDENTIAL DEVELOPMENT DEN | N/A |
| TOPOGRAPHY | Predominantly flat |
| TREES | None affected by the proposed development. |
| BOUNDARY TREATMENT | Close boarded fencing approximately 1.8m in height to rear and sides. |
| SITE CHARACTERISTICS | Detached bungalow with conservatory on rear, detached garage on western side (to be demolished). The property has cream rendered walls, white window frames with a red tiled roof. |
| CHARACTER OF LOCALITY | Main road with predominantly detached properties of various styles and designs. |

### RELEVANT SITE HISTORY

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|---|---|---|
| BR/203/51/B | Garage | Permit'd Devel<br>17-12-1951 |

### REPRESENTATIONS

**Representations received:**

Aldwick Parish Council

No objection
Members have no objection to the application.

**Comments on Representations received:**

None

### CONSULTATIONS

**Consultations responses received:**
None
**Comments on Consultation responses:**
None

## POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

### DEVELOPMENT PLAN POLICIES

| | | |
|---|---|---|
| Arun District Local Plan: | GEN2 | Built-up Area Boundary |
| | GEN7 | The Form of New Development |
| | DEV19 | Extensions to existing residential buildings |

### PLANNING POLICY GUIDANCE

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|---|---|---|
| | 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

The application seeks to extend the property to the side and rear which will entail the removal of the existing conservatory on the rear eastern side and detached garage sited to the rear of the dwelling on the western side boundary.

The proposed side extension will be sited to the western side boundary and will be set back from the front of the dwelling by approximately 3.8m and 12m from the front boundary. It will extend along the western side and will link up with the rear extension which has a maximum width 10.3m and a maximum rear projection of 10.7m. The extension has a substantial footprint but the roof is

lower than the host building and there are no windows proposed at ground floor level on the eastern and western side elevations but for additional light into the bedrooms and en-suite three roof lights are proposed on the western side.

The neighbouring property to the east No 17 has a garage extension that is sited to the boundary with No 19 and this is sited approximately 1.5m away. It is not considered that the extension would be readily visible above this structure to the occupiers of No 17. The neighbouring property to the west No 21 has previously been extended with a covered walkway along the eastern side and rear extension that comprises a store and seating area which is substantially glazed and this structure has a rear projection of approximately 4m. The Council as a tool in determining planning applications have adopted a 45% degree rule and in this instance the 45 degree line has been taken from the middle point of the nearest window serving the seating area and the proposed extension complies with this rule.

Taking this into account it is not considered that the extension would detrimentally harm the neighbouring properties by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The side extension being set back from the front boundary will be visible in the street scene but this is not considered to be of an obtrusive nature, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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 development hereby approved shall be carried out in accordance with the following approved plans: Site/Location/Floor/Elevations/Roof received on 24th November 2011.

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.

3 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.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.