

PLANNING APPLICATION REPORT

REF NO: **AW/256/10/**

LOCATION: 9 Regis Avenue
 Bognor Regis

PROPOSAL: Proposed single storey garage extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garage extension measures approximately 4.3m in width, 6.5m in depth and 4.3m (maximum) in height.
SITE AREA	Approximately 676 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, east side boundary has dwarf brick wall + close boarded fencing approximately 1.8m in height, west side boundary hedging/shrubs approximately 1m-1.8m in height.
SITE CHARACTERISTICS	Two storey property with red brickwork on lower level, red tile hanging on upper level on front elevation, white window frames with an interlocking pan tile roof.
CHARACTER OF LOCALITY	Residential comprising detached two storey properties of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Support

Members voted in favour of supporting this application.

1 Letter of Support, 1 Letter of Rep

Occupiers of No 11 Regis Avenue support the application and have no objection to the proposed garage extension.

Aldwick Bay Company Limited have no objection to the application. We feel that the proposed garage is in keeping with the design of the house and will not extend forward of the

front of the neighbouring property No 7. It will compliment the house and not alter the character and appearance of the surrounding residential area.

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

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)

Built-up Area Boundary
The Form of New Development
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

The chalet style property has an existing integral garage which is positioned on the eastern side of the dwelling and the application seeks to convert this into a study with the construction of a single storey garage extension.

The existing dwelling is set back from the front boundary by approximately 21m and the proposed garage extension which has a pitched roof will project out from the existing dwelling by approximately 6.5m. It will have a width of 4.3m and a maximum height of 4.3m which is no higher than the existing roof line. The neighbouring property to the west No 11 which is set in line with No 9 is sited approximately 9m away. The immediate property to the east No 7 is set forward of No 9 and is sited approximately 3m away. This property has a car port on the western side boundary and a dormer on the western side elevation and there are also two windows and an entrance door on the main dwelling on the western side elevation fronting No 9. The proposed garage extension has a door and window on the east side elevation fronting No 7. With adequate distance to this property it is not considered that the proposed garage extension would detrimentally harm the occupiers of No 7 or any neighbouring property by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension is considered to be visually subservient to the main dwelling and will be set back from the neighbouring property No 7 and front boundary by approximately 14m. It would not be obtrusive in the street scene, 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 This permission relates to the following approved plans: Site/Block, Floor, Elevations, Roof received on 29th October 2010.

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.