

PLANNING APPLICATION REPORT

REF NO: AW/284/11/

LOCATION: 22 Kingsway
Bognor Regis

PROPOSAL: Demolition and Replacement of side extension and formation of a new dormer window to rear elevation with associated internal works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Application involves the demolition of a small conservatory on the side elevation and its replacement with a brick built single storey extension which provides a utility room. The extension would measure 4.8 metres by 1.8 metres with a part pitched roof with ridge height of 4.3 metres above ground level.

The scheme also involves the enclosure of a rear entrance feature with brick walls and pitched roof to provide additional internal floorspace.

An additional rear facing dormer would be installed to provide light to an additional bedroom.

Other minor works involve the repositioning of an existing rooflight and installation of a further small rooflight.

Internal rearrangements at both ground and first floor will allow the formation of an additional bedroom.

SITE AREA

Approximately 800 square metres.

RESIDENTIAL DEVELOPMENT DEN N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

1.8 metre high solid brick wall and larch lap fencing.

SITE CHARACTERISTICS

Site comprises a detached chalet bungalow situated on the southern side of Kingsway a principal roadway within the Craigweil House Conservation Area. The dwelling is a brick structure under a clay tiled roof.

CHARACTER OF LOCALITY

Kingsway lies within the heart of the Craigweil House Conservation Area. The area is characterised by a uniform building line and properties have distinctive individual designs with varying designs and scales. Houses are set

back from the verges throughout Kingsway properties are separated by generous spacing.

RELEVANT SITE HISTORY

BR/73/55	Detached bungalow with garage	Approve
		14-04-1955

REPRESENTATIONS

Representations received:

Aldwick Parish Council
raise no objection

Comments on Representations received:

Comment noted

CONSULTATIONS

Consultations responses received:

Conservation Area Advisory Committee raise no comment

Comments on Consultation responses:

Comment noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Craigweil House Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

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

Principal considerations are the potential impact on the character and appearance of the Conservation Area and building itself and immediately adjoining residential occupiers.

The replacement side extension is enclosed by solid boundary walls and the remainder of external changes are to the rear of the dwelling. These alterations will have no material impact on the character or appearance of the Conservation Area.

The alterations are of appropriate scale design and materials. The side extension will provide an improved addition to the dwelling and replace a plastic framed conservatory structure. It will be brick built with a small pitched roof over..

The enclosure of the rear entrance feature similarly improves the external appearance of the building and roof additions and alterations in the form of a new dormer and rooflight maintain the symmetry of roof features which are set well within the roof profile.

The proposal will therefore have no adverse impacts on the character of the building or its contribution to the overall character of the Conservation Area.

Given the nature of work and the relationship with adjoining property, the minor additions and alterations will cause no disamenity to neighbouring residents.

In conclusion it is recommended that the application is approved subject to appropriate 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: existing floor plan no.H11-070-01, proposed floor plan no.H11-070-02 Rev A, existing elevations plan no.H11-070-03 and proposed elevations plan no. H11-070-04.

Reason: For the avoidance of doubt and in the interests of amenity and the environment

in accordance with GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and 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, AREA 2

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.