APPLICATION REF: AW/301/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey side extension to dwelling, 29 Oxford Drive, Aldwick.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed side extension measures approximately 2.5m in width, 9.7m in depth and 5.8m (maximum) in height.
SITE AREA	Approximately 299 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary is open to the highway, west side boundary has shrubs, east side boundary close boarded fencing 1.2m-1.8m in height. Rear boundary has close boarded fencing + hedging approximately 2m in height, east side boundary has close boarded fencing approximately 2m in height, west side boundary has close boarded fencing approximately 1.2m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with conservatory on rear, two wooden sheds in rear garden. The walls have beige brickwork, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Residential area comprising semi-detached, detached bungalows and two storey properties of similar style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	No objection – this change does not adversely affect the street scene.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built Up Area Boundary Tree Preservation Order 2/58

APPLICATION REF: AW/301/07

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19.

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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 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 proposed single storey extension is to be positioned on the east side elevation of the dwelling and will not project forward of the existing building and will be approximately 6.5m from the front boundary. The proposed extension will be sited within 1m of the neighbouring boundary No 27A and this property has a single storey flat roof garage extension that is sited to the boundary with No 29. The proposed extension has a small window on the east side elevation that serves a bathroom so it is not considered that the proposal would detrimentally harm the occupiers of No 27A by way of overbearing effect, overlooking or loss of privacy.

Having taken the above factors into consideration, it is not considered that the proposal would detrimentally harm the amenities of any neighbouring property by way of overbearing effect,

APPLICATION REF: AW/301/07

CONCLUSIONS

overshadowing, loss of privacy or overlooking.

Furthermore, given the proportions, design and height of the extension it is considered that the proposal would appear visually subservient to the main building, would not be obtrusive in the context of the street scene, nor would it conflict with the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.

RECOMMENDATION AW/301/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: AW/301/07/

1 **To Addressee**

2 **Site Address**
29 Oxford Drive
Bognor Regis

3 **Description of Development**
Single storey side extension to dwelling

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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: GEN2, 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.

Case Officer: Mrs J Chapman