PLANNING APPLICATION REPORT

REF NO: **AW/30/09/**

LOCATION: 14 Sefton Avenue
Aldwick
Bognor Regis

PROPOSAL: Rear single storey extension, part demolition of existing garage to replace with car port & attached store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension measures approximately 5.5m (maximum) in width, 8.2m in depth and 4.7m in height. The proposed car port with attached store measures approximately 3.2m in width, 6.8m in length and 3.4m (maximum) in height.
SITE AREA	Approximately 540 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property on a slightly higher level than the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has timber fence approximately 1.2m in height plus hedging, south side boundary has close boarded fencing approximately 1m in height, north side boundary has hedging approximately 1m-2m in height. Rear has close boarded fencing + tree screening, north side boundary has close boarded fencing + trellis approximately 2m in height, south side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with detached garage on south side, wooden summer house in rear garden. The walls are rough rendered painted cream, white PVCu windows with a red tiled roof.
CHARACTER OF LOCALITY	Residential with mixture of detached properties, chalet, two storey and bungalows.

RELEVANT SITE HISTORY

AW/113/07/	Proposed rear 2 storey extension with associated layout alterations to existing property generally.	Approve Cond 04-07-2007

BR/338/79	Single storey rear extension to kitchen & diningroom with detached garage to side	Approve Cond 30-05-1979

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection. Members voted to support this application.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
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 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 bungalow is sited within a predominantly residential comprising chalet style properties and bungalows. A previous application AW/113/07 was approved for a rear two storey extension but this will not be implemented. This application is for a smaller scheme which is single storey with a detached car port and attached store.

The single storey extension will be constructed on the rear of the bungalow on the northern side will extend out from the existing kitchen to create a utility/wc with living accommodation. The extension will not be the full width of the bungalow and will project out into the rear garden area by approximately 8.2m with the roof height being no higher than the existing roof line. A new chimney stack is proposed on the northern side elevation that will accommodate a wood burning stove. There is a utility room window proposed on the north side elevation of the extension and roof lights on the southern side but it is not considered that this would have an adverse impact on the neighbouring properties No 12 and 16 by reason of overbearing effect, overshadowing and harmful overlooking. The existing garage is to be removed and the proposed car port with attached store will be sited approximately 1.2m further into the site than the existing structure. The car port is of a similar size but the height will be approximately 0.9m higher than the existing structure. It is not considered that the increased height would detrimentally harm the amenities of the neighbouring property No 12 by way of overbearing effect.

The proposal would not be readily visible in the street scene, nor would it compromise the established character of the surrounding area and 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 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, CH1, 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.