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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Remove existing utility/porch and rebuild, remove existing sun room and replace with a conservatory. 58 Carlton Avenue, Rose Green, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed conservatory measuring approximately; 4.2m in width, 4.2m in depth and 3.55m in height with a pitched roof to replace an existing sun room. Proposed side extension to house utility/porch measuring approximately; 0.9m in width, 2.7m in depth and 2.4m in height.
SITE AREA	391 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	0.6m high walling with 2m high hedging to front and 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Detached bungalow with red/brown brick elevations, hipped roof with brown ridge tiles, porch to front, attached garage, conservatory/sun room to rear, small side extension to be replaced.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of mixed style properties, predominantly bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/197/91	Extension and attached garage.	Approved conditionally 17-02-1992

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	No objection.
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : 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 either the visual amenities of the locality or residential amenities of 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 site is situated along a residential road in a predominantly residential area. The proposal includes the replacement of an existing utility room to the southern elevation and an existing sun room to the east elevation.

The proposal is to replace the existing sun room and utility with slightly different extensions, however the siting will remain the same and the overall scale is similar. Both elements are considered to be of acceptable design and scale. The utility will remain single storey with a flat roof; one high level

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CONCLUSIONS

window is proposed and will be glazed with obscured glazing, it is considered prudent to condition that the window is inward opening only to prevent encroachment over the south side boundary. The small scale and low height of the extension and the fact a similar addition already exists in the same place on the property, it is not considered that this proposal would have an adverse affect on neighbouring properties through an overshadowing or overbearing affect. Further, the only window proposed on the side elevation is high level and will be glazed with obscured glass and as such it is not considered that there will be any adverse overlooking as a result of this development.

The conservatory although marginally higher than the existing sun room, it is considered that it would not have an adverse overshadowing or overbearing affect on neighbouring properties. Further, due to the existence of 1.8m high close boarded fencing it is not considered that this proposal would result in adverse overlooking to neighbouring properties.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area as very little is likely to be visible for the street.

It is therefore recommended that this application is approved, subject to the condition set out overleaf.

ALDWICK AW/41/06/

Remove existing utility/porch and rebuild, remove existing sun room and replace with a conservatory.

58 Carlton Avenue
Rose Green
Bognor Regis

RECOMMENDATION

Approve Conditions

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 window on the south elevation of the utility/porch shall at all times be inward opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 The development hereby permitted shall not commence until details of the west elevation have been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.