

PLANNING APPLICATION REPORT**REF NO:** **AW/47/10/****LOCATION:** 18 Selsey Avenue
 Bognor Regis**PROPOSAL:** New two storey rear extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed part single and two storey extension measures approximately 6.8m (maximum) in width, 6.9m (maximum) in depth and 7.7m (maximum) in height.
SITE AREA	Approximately 476 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall approximately 1.2m in height, rear has dwarf brick wall + close boarded fencing approximately 1.8m in height, north side boundary dwarf brick wall + close boarded fencing approximately 1.8m in height, south side boundary wall + close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached property with balcony on front elevation, conservatory on rear, attached garage on south side and lean-to on north side. The property has red brickwork on lower level, render on upper level painted pink, white window frames with a red tiled roof. Block paved driveway to front of site.
CHARACTER OF LOCALITY	Residential comprising detached two storey properties of various styles and designs.

RELEVANT SITE HISTORY

BR/275/53/b	Use of private residence as organised residential bridge club	Approve Cond 29-04-1954
BR/275/53/c	To continue use as a bridge club	Approve Cond 28-01-1955
BR/275/53/A	Permanent use as private bridge club	Approve 08-04-1958

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members unanimously voted in favour of this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

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 semi-detached property has a lean-to that is sited on the north side boundary of the property and this is to be demolished and the proposal seeks to extend the existing kitchen with first floor over that will create an additional bedroom with en-suite.

The proposed two storey extension which will be approximately 6.7m in width will link up with the existing conservatory and will have a sloping roof that will be no higher than the existing roof line. The extension will be sited approximately 9m away from the neighbouring property to the south No 16. There is a first floor window on the south side elevation which serves the en-suite and this will be obscure glazed so it is not considered that this would create any overlooking or loss of privacy to the occupiers of No 16. The extension will have the most impact on the neighbouring property to the north No 20 which is sited approximately 1.8m away. This property is set forward of the main bulk of the extension and part of the extension will have a lower roof so as to limit the effect on the neighbouring property No 20. This property has an entrance door and window on the ground floor with two obscure glazed windows at first floor level. With the absence of windows on the north side elevation of the extension and sloping roof line it is not considered that the proposal would detrimentally harm the occupiers of No 20 or any neighbouring property by way of overbearing effect, harmful overshadowing, overlooking or loss of privacy.

The extension is considered to be visually subservient to the main dwelling and although visible from the front of the site would not be obtrusive in the street scene or out of character and appearance with 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 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.

- 3 This permission relates to the following approved plans: Block 1:200 Drg No 1012/02, Floor/Roof/Elevations Drg No 1012/04 dated 26th February 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.

- 4 **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

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.