AW/5/08

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations and rear extension to form living room & kitchen, & alterations to form bay windows to front elevation. 20 Wychwood Close, Craigweil, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The rear extension will measure approximately 7.7 metres in length by approximately 5.5 metres in width and will have a centrally located bay roof that will reach a height of approximately 3.7 metres. The extension will house a living room and replace an existing single storey rear extension. In addition, alterations will be made to the front of the house to form two bay windows at ground floor level in place of the existing windows.
SITE AREA	Approximately 467 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There are some small trees and shrubs to the front of the property on the eastern boundary that may be affected by the front window alterations.
BOUNDARY TREATMENT	There is an approximately 50cm brick wall on the southern (front) boundary with hedging reaching approximately 2 metres in height behind. The rear garden in enclosed by approximately 1.8 metre high wood panel fencing with the addition of dense trees and shrubs on the northern boundary.
SITE CHARACTERISTICS	The site is occupied by a detached 2 storey dwelling which has painted smooth render elevations and a tiled hipped roof with front and rear facing dormers. There is a flat roof separate garage to the rear of the property which is attached to another flat roof garage belonging to 18 Wychwood Close. There is a flat roof single storey rear extension which has elevations that match those of the original building.
CHARACTER OF LOCALITY	The site is located on a cul de sac in a residential area which is characterised by 2 storey dwellings, predominantly detached with some semi-detached. There is a small wooded area to the rear of the property.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Objection. None of the neighbouring houses have bay windows. The proposed windows would be out of character with the existing street scene and not make a positive contribution to the area.
Craigweil and its Environs Conservation Association.	The Planning Applications Scrutiny Committee has studied this application and is concerned by plans to change the front of the property by adding bay windows. The need for a rear extension is queried due to the amount of bedrooms already at the house. The Area of Special Character description says "There is a predominance of buildings of similar shape, with detailing and fenestration providing visual continuity in the street scene." To allow bay windows would permit the first change of this feature and seriously damage the Area of Special Character and the street scene. Would like to see the leaded porch restored and the Conservation Officer's opinion sought.
1 Letter of Objection.	No objections to the work at the rear. None of the neighbouring properties have bay windows. The building line would be brought forward.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council's Conservation Officer	There are a number of houses in Wychwood Close of similar design. This one is isolated from the main group and I can see no objections to the proposed new bay windows. Lead roofing would be preferable to match roof porches nearby but we could not really object to the use of plain tiles to match the main roof. I do not consider that the alterations/extensions proposed will adversely affect the Area of Special Character.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Area of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN2, GEN7, DEV19, AREA1

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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

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

The Supplementary Planning Document for Areas of Special Character states that Wychwood Close is characterised, in principle, by entrance porches and buildings of a similar shape with leaded roofs. The regular building line maintained is also considered to be a key characteristic of the area. The proposed bay windows are not considered to affect the porch or roof of the building and will not bring the building line significantly forward as they will protrude only approximately 70cm towards the highway and this is not considered to significantly alter the established building line.

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 applicant seeks permission to construct a rear extension that will measure approximately 7.7 metres in length by approximately 5.5 metres in width and will have a centrally located bay roof that will reach a height of approximately 3.7 metres. The extension will replace an existing flat roof single storey rear extension. In addition, alterations will be made to the front of the house to form two bay windows at ground floor level in place of the existing windows.

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CONCLUSIONS

The dwelling is located within an area defined as being of Special Character. The proposal will result in a minor change to the appearance of the dwelling as viewable from the street scene with the formation of bay windows. However, the changes are at ground floor level, will be set back approximately 11 metres from the road and will be largely blocked from view by the approximately 2 metre high hedging at the front of the property. Further, following consultation with the Council's Conservation Officer, it is considered that the property does not form part of the main group of dwellings of similar design in the area and the proposed works will not have a detrimental affect on the Area of Special Character. As a result it is not considered that the proposed alterations will be the cause of an adverse impact towards the established character and appearance of the surrounding area. The proposed extension will be to the rear of the property and will be lower than the roofline of the existing building and it is considered that this will prevent the extension from being visible from the street scene. The two neighbouring properties adjacent to the site were seen to have single storey rear extensions and it is considered that this sets a precedent for the approval of rear extensions in the immediate area.

The proposal is considered to be of a scale that will render it subservient to the main dwelling and the visual integration of it with the main building is considered to be assisted by the proposed use of materials for the external walls of the extension and for the walls and roofs of the bay windows that will match those of the existing building.

The proposed extension will have new windows on the eastern and northern elevations. The window proposed for the eastern elevation will face towards a high level window belonging to a single storey rear extension at 18 Wychwood Close. The proposed window will also be high level and is not considered to provide a demonstrable opportunity for overlooking neighbouring properties. The windows on the northern elevation will face towards the rear of the garden which backs onto a small wooded area. The proposed extension structure is considered to be of a moderate scale, particularly with regards to height, and it is considered that this will prevent the proposal from being the cause of an unacceptable level of overbearing or overshadowing towards neighbouring properties.

The proposed bay windows are considered to have a minimal impact and will not be the cause of an unacceptable level of overlooking. Overshadowing or overbearing towards neighbouring properties.

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

RECOMMENDATION AW/5/08/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: AW/5/08/

1 **To Addressee**

2 **Site Address**

20 Wychwood Close
Craigweil
Bognor Regis

3 **Description of Development**

Alterations and rear extension to form living room & kitchen, & alterations to form bay windows to front elevation

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

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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).

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, CH1

LOCAL PLAN: GEN2, GEN7, DEV19, AREA1

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: Mr J Smith