

PLANNING APPLICATION REPORT

REF NO: **AW/90/11/**

LOCATION: 3 Willow Way
 Bognor Regis

PROPOSAL: Rear single storey extension and first floor side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 820 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m high supplemented with mature trees and hedging.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with cream painted brick elevations and a rolled tiled hipped roof.
CHARACTER OF LOCALITY	The site is located in a private residential road of predominantly two storey detached dwellings of a traditional style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council
Support.

One letter of support, stating that the proposal will enhance the appearance of the house externally and greatly improve the amenities generally.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

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
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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

This application seeks planning permission for the construction of a single storey rear extension and first floor side extension at 3 Willow Way.

The proposed rear extension would measure approximately 5.5m in width, 3.8m in depth and would have a flat roof with lantern light above approximately 3.2m high. It is considered that the scale, design and materials of the proposed rear extension is such that it would be in keeping with the existing design. Its relatively modest projection, combined with its single storey height, is such that it is not considered to have a significant impact on the residential amenities of the occupiers of neighbouring dwellings.

The proposed first floor extension would be located over an existing balcony to the south-west.

The proposed extension would measure approximately 2.8m in width, 5.6m in depth, and would have a false hipped roof reaching a maximum height of approximately 5.8m. It is considered that the scale, form and design of the proposed extension is such that it would be in keeping with the existing dwelling, and whilst it would be visible from the street scene, it is not considered to have a significant impact on the visual amenities of the locality.

The proposed first floor extension would be located approximately 2m from the side boundary of the property. Furthermore there is a garage to the side of the adjacent property no. 5 Willow Way, separating the main flank of this property from the proposed extension. The proposed extension would not contain any windows at first floor level on its side elevation. Therefore it is not considered that the proposed development would have a significant impact on the residential amenities of the occupiers of the neighbouring dwelling by means of being overbearing or by giving rise to overlooking.

The proposal also seeks to convert the existing integral garage to form a study, however this is not considered to require planning permission.

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 development hereby approved shall be carried out in accordance with the following approved plans; location and block plans, proposed floor plans and elevations received 18th April 2011.

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.

- 3 The materials and finishes of the external walls and roof of the extensions 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.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.