

PLANNING APPLICATION REPORT

REF NO: BE/132/10/

LOCATION: Rookstone
Shripney Road
Bognor Regis

PROPOSAL: Side / Rear annexe with 2 bedrooms, kitchen/diner and lounge, and rear conservatory and dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.136 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1m high supplemented by leylandii hedging to front. Close boarded fencing supplemented by hedging to sides and rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with pebbledash rendered elevations and a plain tiled pitched and hipped roof.
CHARACTER OF LOCALITY	The site is located on a residential road of predominantly detached properties of a traditional style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Bersted Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [GEN2](#) Built-up Area Boundary
[GEN7](#) The Form of New Development

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

This application seeks permission for the construction of a conservatory to the rear and a dormer window to the side of Rookstone, Shripney Road. The application also seeks permission for the addition of an annexe to the existing garage building.

The proposed conservatory would measure approximately 3.3m in width, 5.5m in depth, and would reach a maximum height of approximately 3.2m. The conservatory would be located approximately 1.5m from the northern (side) property of the site. This distance, combined with the relatively modest height of the proposed conservatory is such that it is not considered to have a significant impact on the residential amenities of the occupiers of the neighbouring property 'Tamarind'.

The proposed dormer window on the eastern elevation of the main dwelling would measure approximately 3m in width, 1m in depth and approximately 4m in height. The modest projection of the proposed dormer is such that it is not considered to result in significant overbearing. Furthermore, the only window to be inserted within the dormer is a rooflight, approximately 2.3m above floor level, and as such is not considered to have a materially adverse impact on the

occupiers of the neighbouring property by means of giving rise to overlooking.

The location of the proposed dormer window and conservatory to the rear of the property is such that they will not be visible from the street scene and as such are not considered to have a significant impact on the visual amenities of the locality.

The proposed annexe is to be constructed by extending the depth of the existing garage by a further 3.4m to the rear, and replacing the existing roof, which reaches a maximum height of approximately 2.3m, with a pitched roof reaching a maximum height of approximately 5.6m. A dormer window would be added to the eastern side of the roof. A double garage would remain in the front section of the building at ground floor level, with a kitchen/living area to the rear and further accommodation at first floor level.

Whilst it is appreciated the extensions and roof alterations to the garage are reasonably extensive, the building would be well recessed from the highway by a distance of approximately 33 metres. As such it is not considered that the proposed annexe would have a significant impact on the visual amenities of the locality.

The recessed position of the garage/annexe building is such that it would be located parallel to the rear end of the adjacent property 'Newbury'. Furthermore, the style of the roof is such that its plane would be angled away from the side boundary of the site, and therefore it is not considered that the proposed extensions would have a materially adverse impact on the occupiers of the neighbouring property by means of being overbearing.

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 This permission relates to the following approved plans; location and block plans, proposed floor plans and elevations, received 15th November 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.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Rookstone as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 The materials and finishes of the external walls and roofs 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.

- 5 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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.