

PLANNING APPLICATION REPORT**REF NO:** BE/133/11/**LOCATION:** 5 Berghestede Road
Bognor Regis**PROPOSAL:** Single Storey Side Extension, garage & front Porch.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Single storey side extension, garage and front porch.
SITE AREA	0.0375ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The property is a semi-detached property with thick hedge separating it from the adjoining property. The northern boundary of the site consists of a low brick wall to the front (circa 0.6) and a high (circa 1.7m) wall to the rear, beyond which is a small piece of open space and path which leads from Berghestede Road to Ravens Way.
SITE CHARACTERISTICS	Semi-detached bungalow on a triangular shaped plot on Berghestede Road. Detached garage on north side. The walls have reddish/brown brickwork, red tiled roof with white PVCU window frames.
CHARACTER OF LOCALITY	Wholly residential area comprising detached and semi-detached bungalows of similar style and design.

RELEVANT SITE HISTORY

BE/115/81	Construction of dwarf wall 2ft 6 ins high	Approve Cond 02-12-1981
None		

REPRESENTATIONS**Representations received:**

Bersted Parish Council

None

Comments on Representations received:

CONSULTATIONS

Environment Agency

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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 site is situated adjacent to a residential road. The character of the area is a mix of two storey detached, semi-detached and terraced houses with other more high density developments within close proximity to the area. The proposal seeks planning permission to remove an existing garage and to be replaced with an extension to the existing property and replacement garage.

The proposed extension is considered appropriate within the context of the dwelling and the surrounding plot. All the materials are to match the existing and the development will have pitched

roof to match the existing roof. These aid the proposals visual integration and will ensure it sympathetically relates to the main dwelling.

Adequate distances are maintained between the proposal and neighbouring dwellings in relation to the height of the extension and will preclude any adverse overbearing or overshadowing effect. The proposed replacement garage is in keeping with the existing house and proposed extension.

Overall, the proposal is in keeping in terms of site design, scale and character, and would not cause demonstrable harm to the residential amenity of neighbouring properties, and will contribute positively to the street scene in the area.

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

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 roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans
3553/2
3553/3
3553/200

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 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.