

PLANNING APPLICATION REPORT**REF NO:** BE/136/11/**LOCATION:** Rookstone
Shripney Road
Bognor Regis**PROPOSAL:** Remove garage doors & replace with front door & window with lounge & store room**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.136 ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded timber fencing, approximately 1 metre high, supplemented by leylandii hedging to front. Close boarded timber fencing supplemented by hedging to sides and rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with pebbledash and rendered elevations and a tiled, pitch roof. Detached, pitch roof annexe with side dormer located in rear garden, constructed from brick with tile hanging to front gable.
CHARACTER OF LOCALITY	Residential road, comprising detached two storey dwellings within large plots.

RELEVANT SITE HISTORY

BE/132/10/	Side / Rear annexe with 2 bedrooms, kitchen/diner and lounge, and rear conservatory and dormer.	Approve Cond 10-01-2011
BE/112/11/NMA	Application for a non-material following a grant of planning permission BE/132/10/ to remove garage doors and make lounge and storeroom with inside toilet	Refused 29-09-2011

REPRESENTATIONS**Representations received:**

Bersted Parish Council

No objections.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN3	Protection of the Countryside

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

The application seeks retrospective consent for external alterations and the provision of additional accommodation within a detached annexe approved under application BE/132/10. The annexe is located to the side of the main dwelling, adjoining the southern boundary, and is currently under construction.

The proposed changes to the annexe building are:-
removal of garage doors and the insertion of a window and separate door on the

front elevation;
re-positioning of doors and windows on the flank and rear elevations;
provision of a lounge and storeroom at ground floor level in the annexe in lieu of the garage; and
insertion of 2 no. roof lights on the south facing roof slope.

The principle of a detached annexe was accepted under application BE/132/10. The approved scheme was found to have an acceptable impact on the visual amenities of the locality, being recessed from the highway by a distance of approximately 33 metres, and the amenities of neighbouring properties. The main issue for determination is whether the proposed alterations would have a materially adverse affect on the character and appearance of the surrounding locality and the amenities of neighbouring properties.

The changes proposed under the current application relate principally to the provision of additional internal accommodation and external alterations to the building, with new windows and openings proposed on the front, side and rear elevations. The siting of the garage remains the same as the approved scheme, and the proposed changes do not amount to any increase in the scale of development, the height of the building, or the built-up appearance of the site. As such, the proposed changes are not considered to harm the visual amenities of the locality.

The insertion of additional windows and openings on the front, rear and side elevations would not give rise to overlooking or loss of privacy to neighbouring properties. This is with the exception of 2No. rooflights in the south facing roofslope, which create direct overlooking of the rear garden and conservatory of the neighbouring property to the south at Newbury. It is considered that the harm to this property could be mitigated by conditioning the rooflights to be obscure glazed and fixed shut to a specified height, thereby restricting direct overlooking and loss of privacy to the neighbour.

It is therefore recommended that planning permission is granted, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans: Block Plan, Drawing 111710/3 Drawings and Elevations, Drawing 111710/1 Elevations and Plans, Drawing 111710/2 Elevations and Plans, received on 20 October 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.

- 2 The rooflights on the south facing roofslope of the annexe shall at all times be glazed with obscured glass and details of the opening mechanism shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of this permission.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 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 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: GEN7, GEN3

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.