

PLANNING APPLICATION REPORT**REF NO:** BE/148/11/**LOCATION:** 66 Greencourt Drive
Bognor Regis**PROPOSAL:** Loft conversion**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Alterations to roof to convert to residential accommodation with rear dormer window approximately 5.7m in width, depth of 2.7m and a height of 2.2m.
SITE AREA	Approximately 737 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, rear and side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey dwelling with extension and conservatory on rear. Pitched roof garage on southern side boundary, wooden outbuildings in rear garden along southern boundary. The property has red brickwork on lower level, pebbledash on upper level, red tile hanging over bay window with a red tiled roof.
CHARACTER OF LOCALITY	Residential area comprising semi-detached and detached properties of various styles and designs.

RELEVANT SITE HISTORY

BE/50/98/	Erection of garage	Approve Cond 02-12-1998
BE/89/06/	Pool enclosure.	Approve 30-10-2006
BE/26/09/	Conservatory.	Approve Cond 22-05-2009
BR/191/70	Conversion of house into 2 flats and demolition of existing garage and erection of 2 new ones at rear	Approve 15-07-1970

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

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

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 two storey detached property has previously been extended with a single storey flat roof extension and conservatory on the rear. The application seeks to convert the roof space into habitable accommodation with a rear dormer.

The proposed roof conversion with rear dormer which measures approximately 5.7m in width, depth of 2.7m and a height of 2.2m which will comprise a bedroom with en-suite. There are two windows, one which will serve the en-suite which will be obscure glazed and the other a bedroom. With regard to residential amenity the neighbouring property to the north No 68 has a garage on the side elevation and is sited approximately 2m away. On the south side flank wall of the dwelling are three windows, two which are obscure glazed and serve the bathroom & wc and a third window which serves the landing area. The neighbouring property No 64 which is sited approximately 6m away has a car port on the north side boundary and on the north side flank wall of the property has three windows which serve the same rooms as No 68. It is not considered that the roof alteration would be of an overbearing nature to affect the residential amenities of Nos 64 & 68 and the addition of the rear dormer window would not create any additional overlooking or loss of privacy than currently exists as there is an existing window at first floor level.

Although the appearance of the roof will be altered it is not considered that this would be of an obtrusive nature, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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: Site 1:1250, Block 1:200 & 1:500, Floor 1:50, Elevations 1:50, Roof 1:50 received on 20th December 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 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.

- 4 The dormer en-suite window on the rear elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance

with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 No windows shall be constructed in the cheeks of the dormer window hereby permitted on the rear elevation which adjoins the side boundaries with No 64 and 68 Greencourt Drive without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies GEN7 & DEV19 of the Arun District Local Plan.

- 6 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.