

**PLANNING APPLICATION REPORT**

**REF NO:** BE/17/11/

**LOCATION:** 9 New Barn Lane  
North Bersted  
Bognor Regis

**PROPOSAL:** Single storey extension & upgrading of existing garage to form an exercise room & bathroom

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                                                |
| SITE AREA                   | Approximately 510 square metres                                                                                                         |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                     |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                      |
| TREES                       | None of any significance affected by the proposed development.                                                                          |
| BOUNDARY TREATMENT          | Dwarf wall and hedging to front. Close boarded fencing approximately 1.8m to remainder.                                                 |
| SITE CHARACTERISTICS        | The site is a single storey detached dwelling with yellow brick faced and rendered elevations. The roof is pitched with concrete tiles. |
| CHARACTER OF LOCALITY       | The site is located in a residential cul-de-sac of bungalow and two storey dwellings of a similar style.                                |

**RELEVANT SITE HISTORY**

|           |                                                                                |                            |
|-----------|--------------------------------------------------------------------------------|----------------------------|
| BE/66/04/ | Conversion of existing garage and extension to form an exercise room/bathroom. | Approve Cond<br>06-08-2004 |
|-----------|--------------------------------------------------------------------------------|----------------------------|

**REPRESENTATIONS**

**Representations received:**

Bersted Parish Council

No objection

**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

**DEVELOPMENT PLAN POLICIES**

|                           |                       |                                              |
|---------------------------|-----------------------|----------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary                       |
|                           | <a href="#">GEN7</a>  | The Form of New Development                  |
|                           | <a href="#">DEV19</a> | 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**

This application seeks planning permission for a single storey extension and conversion of a garage to form an exercise room and games room at 9 New Barn Lane. A similar extension was approved previously under application reference BE/66/04. It should also be noted that the conversion of the integral garage to habitable accommodation is not considered to require planning permission.

The proposed extension would measure approximately 2.568m in width, 7.084m in depth, and would reach a maximum height of approximately 4.5m. The extension would have a hipped roof flush with that of the existing dwelling. It is considered that by reason of its scale, form and design, the proposed extension would be in keeping with the existing dwelling and would not have a significant impact on the visual amenities of the locality.

It is appreciated that the proposed extension would be located in close proximity to the western boundary of the site. However the orientation of the application site is such that its side elevation faces the rear boundary of the properties to the west, no's 11 and 15 New Barn Lane. Furthermore, the proposed extension would have an eaves height of approximately 2.3m with the angled plane of the roof sloping inwards from the boundary. Therefore it is not considered the proposed extension would have a materially adverse impact on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing.

The proposal would include the addition of a high level window within the western elevation of the extension. This would be located approximately 1.8m above floor level and as such is not considered to give rise to overlooking.

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; drawing no's 100129 12, 100129 11, 100129, 2, part superseded 100129 3, and 100129 10, received 23rd February 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 **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.