

PLANNING APPLICATION REPORT

REF NO: BE/20/09/

LOCATION: 30 Sherwood Road
Bognor Regis

PROPOSAL: Proposed rear conservatory & increase length of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 290 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	A close boarded fence approximately 1.8 metres high surrounds the perimeter of garden, with the exception of a section of mature hedging on the southern boundary.
SITE CHARACTERISTICS	The site is a semi detached two storey dwelling with cream painted and rendered elevations and a hipped roof.
CHARACTER OF LOCALITY	The site is located on a residential road of properties of a similar style.

RELEVANT SITE HISTORY

BR/43/50	Greenhouse	Approve 25-03-1950
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REPRESENTATIONS

Representations received:

Bersted Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH1	Character
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 to construct a conservatory to the rear of 30 Sherwood Road, Bognor Regis. The proposed conservatory would measure approximately 4.1 metres in depth, 4.6 metres in width with a hipped roof reaching a maximum of 3.3 metres in height.

By reason of its scale, design and materials, the proposed conservatory is not considered to be incongruous to the existing dwelling.

The single storey nature of the extensions is such that it is not considered that they would have a significant impact on the residential amenities of the neighbouring dwellings.

The proposal also seeks to extend the existing adjoining garage, which currently measures approximately 2.9 metres in width, 2.3 metres in height and 5.1 metres in depth. The proposal seeks to extend the depth of the garage to a total of approximately 8.3 metres.

The proposed development would be located at the rear of the property and therefore would have a negligible impact on the street scene.

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 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, LOC1, CH1

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.