

BE/25/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Single storey extension to rear of existing dwelling 72 North Bersted Street Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension to measure (at maximum) approximately; 4.5m in height, 4.5m in length, 6.6m in width
SITE AREA	780 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly raised from highway
TREES	None of significance affected
BOUNDARY TREATMENT	Boundaries kept by mixture of hedging, fencing and trees, and wall approximately 1 – 1.8m in height
SITE CHARACTERISTICS	Detached property with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Rural

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Burpham Parish Council	~~Awaited~~ No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Conservation Officer	Tucked away in the rear garden and will not be seen from North Bersted Street. There will be no adverse impact on the character or appearance of the Conservation Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within the Built-Up Area Boundary Within the Conservation Area Class C Road

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH4
 Arun District Local Plan: GEN7, DEV19, AREA2

PLANNING POLICY GUIDANCE

PPS1: Delivering Sustainable Development
 PPG15: Planning and the Historic Environment

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 and with regard to the established character and appearance of the Conservation Area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ *Noted*

ASSESSMENT OF PROPOSAL**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 site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

The proposal is considered to comply with relevant Development Plan policies in that would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, or on the established character and appearance of the Conservation 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

BE/25/07**CONCLUSIONS**

It is acknowledged the proposal would impact upon the residential amenities of the neighbouring property to the northeast – in particular by way of a certain amount of resultant overlooking and overbearing effect. However the roof of the proposal is hipped away from that boundary, approximately 1m is retained between the proposal and northeast boundary, and there is an absence of windows or other openings in the east elevation of the extension. Taking the above factors into account, any adverse impact upon the residential amenities of the neighbouring property resultant from the proposal is not considered demonstrable to warrant refusal.

Given boundary screening and the retention of sufficient distance between the proposal and boundaries, any adverse impact resultant from the proposal onto the residential amenities of neighbouring properties is considered minimal.

To further reduce any potential overlooking and loss of privacy, it is recommended condition be attached to the decision notice ensuring no windows or other openings be permitted in the northeast roof slope of the extension without the prior permission of the Local Planning Authority.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overbearing, overshadowing effect, loss of privacy, and unacceptable overlooking.

Further, given the design and style of the proposal is visually subservient to the main dwelling house, the established boundary screening, and the set back distance of the proposal to the street scene, it is considered that the proposal would not be obtrusive in the locality and would not be conflict with the established character and appearance of the Conservation Area.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.



BERSTED

BE/25/07/

Single storey extension to rear of
existing dwelling

72 North Bersted Street
Bognor Regis

RECOMMENDATION

Approve Conditions

- 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the northeast (as marked on the plans as the east) roof slope of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

