PLANNING APPLICATION REPORT

REF NO: **BE/26/10/**

LOCATION: 48 Central Avenue
Bognor Regis

PROPOSAL: First floor extension over garage and single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 3.3m in width, 5.5m in depth with a height of 4m. The proposed single storey element measures approximately 2.2m in width, 4m in depth and 3.7m in height.
SITE AREA	Approximately 270 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf brick wall with hedging approximately 1.5m in height, east side boundary has close boarded fencing approximately 1.8m in height, west side boundary close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached property has attached garage with paved front garden, conservatory on rear, decking area in rear garden with wooden shed. The property has a mixture of red brickwork and pebbledash, red tile hanging above bay windows.
CHARACTER OF LOCALITY	Residential comprising terraced and semi-detached properties of similar styles and designs.

RELEVANT SITE HISTORY

BE/39/87	Porch and garage (rebuild with extension)	Approve Cond 22-06-1987
BR/407/69	Enclosure of open porch	Approve Cond 14-08-1969

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:

Within Built Up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

South East Plan:		
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

The two storey property has an attached garage that is sited on the western side and the application seeks to construct a first floor extension over the garage with a single storey extension on the rear.

The existing garage is sited to the western side boundary and the first floor extension which will create a bedroom with en-suite will be the whole depth of the existing garage which is approximately 6.7m with a roof height of 7.5m which is lower than the main roof line. The single storey element which will create a utility with wc will be sited to the rear of the garage and will be approximately 3.7m in height. It will be be set back from the western side boundary by approximately 1.2m and will not extend beyond the rear wall of the dwelling.

The neighbouring property No 50 has a single storey garage that is sited to the boundary with No 48 and the property is sited approximately 9m away. This property has three windows at first floor level on the east side elevation facing the proposal, two of which are obscure glazed and a kitchen door and window on the ground floor. With the absence of windows on the proposed side elevation of the two storey element and adeqaute distance to this property it is not considered that the proposal would detrimentally harm the occupiers of No 50 or any neighbouring property by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The proposal is considered to be visually subservient to the main dwelling, would not be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

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 This permission relates to the following approved plans: Block/Floor/Elevations
Drg No 1012/01 Rev A.

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(s) 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 No windows shall be constructed at first floor level in the west side elevation 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 and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 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 characterand 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 22 and full reasons appear in the Officer report.