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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Ground floor extension and loft conversion 123 North Bersted Street Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	2 x flat roof side dormer to north-east roof slope of existing building. Each individual dormer to measure approximately (at maximum); 1.1m in height, 3.2m in length, and 2m in width 1 x flat roof side dormer to south-west roof slope of existing building, to measure approximately (at maximum); 1.3m in height, 3.4m in length, and 2m in width Single storey rear extension to measure approximately (at maximum); 5.3m in height, 7.4m in length, and 5m in width
SITE AREA	350 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Raised from highway, site itself is predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Boundaries kept by mixture of close boarded fencing, hedging, and stone wall approximately 1m – 1.8m in height
SITE CHARACTERISTICS	Detached bungalow with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	The loft conversion will be out of character with adjacent buildings and by its size will alter the street scene
LOCAL GROUPS	None
OTHER	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection
District Conservation Area Officer	The dormers will be too bulky in relation to the existing roof and will appear incongruous in the street scene thereby detracting from the character or appearance of the Conservation Area
Conservation Area Advisory Committee	Awaited

POLICY CONTEXT

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

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 in the locality, and the established character and appearance of the Conservation Area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. It is considered the additions are of an inappropriate form, size, and bulk for domestic extensions in relation to the existing dwelling house, and thereby conflict with established character and appearance of the Conservation Area and Policy DEV19: extensions to residential buildings.

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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 conflict with relevant Development Plan policies in that would have materially adverse effect 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

Sufficient distance is retained between the proposal and boundaries so as to avoid adverse overbearing and overshadowing effect resultant from the proposal onto the neighbouring side properties. There is an absence of neighbouring properties to the rear.

It is acknowledged the proposal would impact upon the residential amenities of the neighbouring properties, in particular by way of a certain amount of resultant oblique overlooking and loss of privacy. However approximately 8m is retained between the proposal and the private rear amenity area of the neighbouring property to the west and approximately 3.5m between the dormers and east boundary. Further, the dormer windows and roof light are positioned so as the majority of resultant overlooking is directed towards the neighbouring side property buildings themselves, rather than the private rear amenity areas of those properties. Finally, the bathroom dormer window can be obscure glazed by way of condition to assist in mitigating any overtly direct resultant overlooking. Taking the above factors into account, any overlooking and loss of privacy resultant from the proposal onto the amenities of neighbouring side properties is not considered overtly obtrusive or adverse to warrant refusal.

Nevertheless, it is considered the additions are of an inappropriate form, size, and bulk for domestic extensions in relation to the existing dwelling house, and thereby conflict with established character and appearance of the Conservation Area and Policy DEV19: extensions to residential buildings. The adverse impact is particularly amplified by the proposal being readily visible in the street scene.

It is agreed with the Conservation Officer that the proposal fails to preserve or enhance the established appearance and character of this particular part of the Conservation Area, and it is therefore recommended that the planning application should be refused, subject to the reason set out overleaf.

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Ground floor extension and loft conversion.

123 North Bersted Street
Bognor Regis

RECOMMENDATION

Refuse

1 The proposal would constitute a form of development which by virtue of its design, scale, and size, ~~which~~ would be detrimental to the visual amenities of the locality, obtrusive and incongruous in the street scene, and thereby detracts from the character and appearance of the Conservation Area, and therefore conflicts with policies DEV1, CH1, CH4 of the West Sussex Structure Plan and GEN7, DEV19, AREA2 of the Arun District Local Plan.