

PLANNING APPLICATION REPORT**REF NO:** BE/36/08/**LOCATION:** 137 North Bersted Street
Bognor Regis**PROPOSAL:** Proposed garden room rear extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Single storey rear conservatory
SITE AREA	Approximately 558 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly sloped west-east
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic fence, various height
SITE CHARACTERISTICS	Detached bungalow with tiled roof
CHARACTER OF LOCALITY	Residential. Properties of various style and design, many historic

RELEVANT SITE HISTORY

Reference	Description	Decision
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REPRESENTATIONS**Representations received:**

Bersted Parish Council

Bersted Parish Council: No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee: No comment

Comments on Consultation responses:

Noted

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	Locational Strategy High Quality Development Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN7 DEV19 AREA2	The Form of New Development Extensions to existing residential buildings Conservation Areas

PLANNING POLICY GUIDANCE

PPS1 PPG15	Delivering Sustainable Development Planning and the Historic Environment
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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 on established character and appearance of the Conservation Area.

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."

In the exercise, with respect to any buildings or other land in a 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 it would have no materially adverse effect on the visual and residential amenities of the locality, or adverse impact upon the established character and appearance of 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 conservatory and boundaries to ensure no adverse impact on residential amenities. The conservatory is visually integrated to the existing, so as to preserve the character and appearance of the Conservation Area. It is therefore recommended the application be approved, subject to 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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

4 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, and on the established character and appearance of the Conservation Area, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH4

LOCAL PLAN: GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPG15

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

5 INFORMATIVE:

Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)