BE/3/09/

PLANNING APPLICATION REPORT

REF NO: **BE/3/09/**

LOCATION: 121 Sunningdale Gardens
Bognor Regis

PROPOSAL: Single storey front and rear extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey front extension measures approximately 3m in length, 1.2m in depth and 3.4m (maximum) in height. The proposed single storey rear extension measures approximately 8m in length, 3m in depth and 3.8m (maximum) in height.
SITE AREA	Approximately 322 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway with a paved driveway, rear boundary has flint wall + close boarded fencing/hedging approximately 3m in height, north side boundary has close boarded fencing approximately 1.8m in height, south side boundary has close boarded fencing approximately 2m in height.
SITE CHARACTERISTICS	Detached two storey property with integral garage, conservatory on rear which is to be demolished. The property has reddish/brown brickwork, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Residential area comprising a mixture of detached, semi-detached and detached bungalows of various styles and designs.

RELEVANT SITE HISTORY

BE/26/04/	Proposed extension to garage including new bedroom & en-suite bathroom	Approve Cond 02-06-2004
BE/11/84	Single storey side addition and 6ft high wooden fence to match existing	Approve Cond 07-03-1984

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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

Within Built Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
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 detached property is sited within a residential area and has previously been extended with a two storey extension on the north side and a conservatory on the rear.

The application seeks to demolish the existing conservatory on the rear and replace with a single storey extension that will be the same depth as the existing structure but will be approximately 3.6m wider. Due to the orientation of the neighbouring property to the north No 123 which is set back by approximately 7m and the absence of windows on the north side elevation it is not considered that the proposal would detrimentally harm the occupiers of this property by way of overbearing effect, overlooking or loss of privacy. The immediate property to the south No 119 which is approximately 2m away has a conservatory on the rear of the dwelling. Due to the absence of windows on the south side elevation and boundary screening of approximately 2m it is not considered that the proposal would detrimentally harm the occupiers by way of overbearing effect, overshadowing, overlooking or loss of privacy. The proposal also involves a small infill extension on the front elevation that will link up with the existing porch area and wc to create a continuous roof line. It is considered that the front extension being of a minimal size and height will enhance the appearance of the front elevation.

The extensions are considered to be visually subservient to the main building, would not be obtrusive in the street scene, nor would they compromise the character or 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 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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3 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: LOC1, CH1, DEV1

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.