APPLICATION REF: BE/4/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of single storey brick and glass built conservatory to rear of property, 26 Holland Close, Bersted.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory measures approximately 4.2m in length, 2.9m in depth and 2.9m in height..
SITE AREA	Approximately 143 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary is open to the highway. Rear boundary has close boarded fencing approximately 1.8m in height, east & west side boundaries has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Middle terrace two storey property with brown brickwork, grey tile hanging at first floor level and white PVCu windows. Wooden shed in rear garden.
CHARACTER OF LOCALITY	Residential area with terraced properties in cul-de-sac of same style and design. Public footpath at rear of site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	No Objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary PDR – Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

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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 and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

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 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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 proposed conservatory will be sited on the rear south elevation of the building. It is considered that the proposal is acceptable in size and design and visually subservient to the main building.

The neighbouring properties to the east and west are approximately 600mm from the proposal. Due to its single storey height and adequate boundary screening it is not considered that the conservatory would detrimentally harm the residential amenities of any neighbouring property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

Due to its rear location the conservatory will not be visible in the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the planning application be approved, subject to the following condition.

BERSTED BE/4/07/

Erection of single storey brick and glass built conservatory at rear of property

26 Holland Close
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).