

PLANNING APPLICATION REPORT**REF NO:** BE/52/11/**LOCATION:** 1 David's Close
Bognor Regis**PROPOSAL:** Ground floor extension (re-submission following BE/36/10/)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The single storey extension measures approximately 3.8m in width, 4.7m in depth and 4.1m in height.
SITE AREA	Approximately 210 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to front and south western side. Close boarded fencing to rear.
SITE CHARACTERISTICS	Two storey end of terrace dwelling with detached garage on side adjacent to sub station. The property has red brickwork on side elevation facing road, front has light brown brickwork on porch, tile hanging on upper level to front, white window frames with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential comprising two storey terraced properties of similar style and design and semi-detached bungalows.

RELEVANT SITE HISTORY

BE/36/10/	Side extension	Refused 01-07-2010 Appeal: Dismissed 22 09 2010
BE/94/85	Extension to side of existing garage to provide garden store	Approve Cond 19-08-1985

REPRESENTATIONS**Representations received:**Bersted Parish Council
Object

Overdevelopment of the site
Detrimental impact on the appearance and character of the area.

4 Letters of Objection (2 from same source)

Overdevelopment of the site, obtrusive and discordant feature in the street scene.
Detract from the open appearance of the area and visual amenities of the locality.
Would make it difficult to refuse other extensions.
Extension would take away valuable green garden space so necessary in our area.
The pitched roof of the extension would look out of character with the existing flat roof garage and shed.

2 Letters of Support

The design of the extension has been sympathetically designed to fit in with the street scene and would have little visual impact to adjacent properties. The family are trying to improve the property and this should be recognised.

Comments on Representations received:

Parish Council comments noted

In view of its siting, size and height the proposed single storey extension is not considered to be an overdevelopment of the site or would have a detrimental impact on the street scene or character of the area.

Rep Comments noted

Although the estate has an open plan condition relating to fences and other means of enclosure it does not relate to extensions, which in some cases can be implemented under "permitted development". The proposed extension being sited behind the existing garage would still retain a significant area of open space to the side and front. By reason of its size it is not considered to be an overdevelopment of the site. The pitched roof extension does not appear out of character and appearance with the main dwelling or the street scene.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water has no objections to the above proposal. Any connections will require a formal application for a connection to the public sewer to be made by the applicant or developer. There is a 150mm public foul sewer crossing the site. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

Comments on Consultation responses:

Noted. If approved, an informative will be added to any decision regarding the public foul sewer.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
PDR Open Plan Condition

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)

Built-up Area Boundary
The Form of New Development
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 submitted application seeks to construct a single storey extension on the south side of the dwelling which will comprise a dining room and extend the front porch to create a wc. A previous application BE/36/10 for a two storey extension on the southern side of the dwelling was refused as it was considered that the extension formed an obtrusive and discordant feature in the street and detract from the open character and appearance of the area. The applicant appealed against the Council's decision and the Inspector dismissed the appeal on the basis that the extension due to its visual prominence would harm the street scene, character and appearance of the locality.

The dwelling which is sited on a corner plot at the junction of Davids Close/Frandor Road and has an open grassed area adjacent to the site. There is an existing garage and store on the side elevation fronting the road and the proposed single storey pitched roof extension will be sited approximately 2.5m from the corner and 10m from the front of the site. It will be approximately 3.8m in width, 4.7m in depth and 4.1m in height. There is an existing storage shed adjacent to the garage and part of this structure is to be removed and the extension will abut the garage retaining a small storage shed. The proposed porch extension which is of a minimal size retains the existing height and is not considered to be out of keeping with the main dwelling. The proposed conservatory although shown on the submitted plans can be constructed under "Permitted Development" without the need for the submission of a formal planning application.

The siting of the proposed extension is such that it is not considered to have a significant impact on the residential amenities of the occupiers of the adjoining properties by way of overlooking or loss of privacy.

The proposed extension still retains a significant area of open space to the side and front of the property and in view of its single storey height would not be over dominant when viewed from

Frاندor Road.

It is therefore recommended to approve the application, 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 development hereby approved shall be carried out in accordance with the following approved plans: Block 1:500, Floor 1:50, Roof 1:50 Drg No 4411 Sheet No 1, Elevations Drg No 4411 Sheet No 2 received on 22nd April 2011.

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 **INFORMATIVE:** Southern Water comments as follows letter dated 26th May 2011. Any new connections will require a formal application for a connection to the public sewer to be made by the applicant or developer. Please note that there is a 150mm public foul sewer crossing the site. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.