PLANNING APPLICATION REPORT

REF NO: **BE/66/09/**

LOCATION: Farm Cottage
63 Chalcraft Lane
Bognor Regis

PROPOSAL: Extension to ground and first floor, to enlarge kitchen and form new bedroom to first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 276 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing supplemented by trellis approximately 2m high to both side boundaries. Close boarded fencing approximately 1.8m high to rear.
SITE CHARACTERISTICS	The site is a two storey semi-detached dwelling with a combination of flint faced and rendered elevations, with brick quoins. The roof is false hipped with slate tiles, and there are casement windows.
CHARACTER OF LOCALITY	The site is located on a residential road of predominantly residential accommodation, of various style. There is however, a horticultural nursery opposite the site.

RELEVANT SITE HISTORY

BE/178/87	Detached house with adjoining garage	Approve Cond 21-12-1987
BE/84/05/	Outline application for a detached bungalow.	Approve Cond 23-11-2005
BE/104/07/	Detached 2 bedroom bungalow with parking.	Approve Cond 08-11-2007
BE/72/08/	New conservatory.	Approve Cond 27-08-2008

REPRESENTATIONS

Representations received:

Bersted Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order
Class C Road
Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

South East Plan:		
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

This application seeks to convert an existing integral garage to form a breakfast room, with a proposed first floor extension over to provide an enlarged bedroom with ensuite. The proposed scheme also includes the addition of a ground floor veranda.

The proposed first floor extension would measure (at maximum) approximately 5.9m x 3.6m, with a half hipped roof approximately 6m high.

The proposed veranda on the north eastern elevation would measure approximately 5.8m in length, 1m in depth and 3.4m in height, whilst that on the south western elevation would 2.5m in length, 0.8m in depth, and 3m in height.

The extension is to have a mixture of flint and pebble dashed rendered elevations with brick quoins, the windows are to be of painted timber and the roof to be tiled with a Welsh Slate finish with exposed rafter feet. Oak beams would also be used as a form of support on the Verandas. It is therefore considered that by reason of its scale, design and materials, the proposed extension would be in keeping with the existing dwelling, and as such would not have a significant effect on the visual amenities of the locality.

The proposed extension includes the addition of two windows at first floor level, one of which would be located to the front of the site, overlooking Chalfcraft Lane. The other would be a high level window on the north eastern elevation, overlooking the side 61a Chalcraft Lane, which has no windows. It is therefore considered that the proposed extension would not have a significant effect on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing, or by giving rise to overlooking.

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 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

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.