

PLANNING APPLICATION REPORT

REF NO: BE/67/11/

LOCATION: Randall Cottage
111 North Bersted Street
Bognor Regis

PROPOSAL: Demolition of existing conservatory and construction of replacement conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory measures approximately 5.2m in width, depth of 4m and a maximum height of 3.5m.
SITE AREA	Approximately 396 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has flint wall approximately 1.2m in height, rear has flint wall approximately 2m i height, west side boundary has wall approximately 2m in height, east side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property with conservatory on western side (to be demolished). The property has a thatched roof with light yellow walls and white painted window frames.
CHARACTER OF LOCALITY	Within the North Bersted Conservation Area. Mixture of residential properties, some of notable character.

RELEVANT SITE HISTORY

BE/9/92	Addition to existing building and change of use to one bedroomed living accommodation	Refused 30-03-1992 Appeal: Dismissed 05 11 1992
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REPRESENTATIONS

Representations received:

Bersted Parish Council
No objection

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer
Conservation Area Advisory Com
West Sussex - Listed Building

Consultations responses received:

Conservation Officer
Awaited

Conservation Area Advisory Committee
Concerned regarding the use of aluminium frame in Conservation Area. A painted wooden frame would be preferable.

County Design
The revised design is not ideal but in balance with the existing conservatory.

Comments on Consultation responses:

Comments noted
The proposed conservatory is to be in timber other than aluminium glazing caps to roof members and it is not considered that this would be out of keeping with the existing building.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
LB Grade II
Conservation Area
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual, residential amenity and impact upon the Listed Building, 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."

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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

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 these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the 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

The thatched property has an existing conservatory that is sited on the western side and this is to be demolished and a replacement conservatory erected.

The proposed conservatory has a width of 5.2m, depth of 4m and a maximum height of 3m. In view of its size and height it is not considered that the structure would be out of keeping with the listed building.

The nearest neighbouring property is sited approximately 8m away so it is not considered that the replacement structure would have a detrimental impact on neighbouring properties. Although the roof line will be visible above the boundary screening it is not considered to be of an obtrusive nature or out of character with the surrounding residential properties or the Conservation Area.

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: Site 1:1250, Block 1:500, Floor 1:50, Elevations 1:50 received on 19th July 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: 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

THE SOUTH EAST PLAN: SE6

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5

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