

PLANNING APPLICATION REPORT**REF NO:** BE/81/11/**LOCATION:** Firs Acre
Shripney Lane
Bognor Regis**PROPOSAL:** Extensions and alterations**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	2 storey; single storey; and first floor extensions of a mock Tudor design to match the existing dwelling.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Hedging/trees/shrubs to boundaries.
SITE CHARACTERISTICS	Detached 2 storey dwelling. Mock Tudor design with brick to the ground floor section and render/timber to first floor sections. Property set back from road and neighbouring dwellings. Existing 1st floor balcony to the rear over flat roof single storey extension.
CHARACTER OF LOCALITY	Rural, with ribbon development along this section of the road.

RELEVANT SITE HISTORY

BE/63/94	Extensions & alterations to form new living room & kitchen & balcony to first floor bedroom	Approve Cond 24-01-1995
BE/24/01/	Two storey front extension.	Approve Cond 04-06-2001

REPRESENTATIONS**Representations received:**

Bersted Parish Council

No objections.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside built-up area boundary.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

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

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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 proposal consists of a 2 storey; single storey; and 1st floor extension in a mock Tudor design to match the existing dwelling.

The property is accessed off a long drive and is partially hidden from view by trees/landscaping. Further, it lies behind the other residential properties within Shripney Lane, which further contributes to the screening of the property from neighbouring sites.

The extensions are relatively minor in conjunction with the existing dwelling and indeed would be of greater benefit to the residential amenities of the neighbouring property to the west, as it would result in the removal of the 1st floor balcony.

The scale and design of the extensions are considered to be in keeping with the existing dwelling and are not considered to result in unacceptable harm onto the neighbouring residential property by way of overshadowing, overlooking or overbearing. It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans:-

Drawing no. 2569/1

Drawing no. 2569/4

Drawing no. 2569/5

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN 7 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

LOCAL PLAN: 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.