

PLANNING APPLICATION REPORT

REF NO: BE/86/11/

LOCATION: 1 Warblers Way
Bognor Regis

PROPOSAL: Proposed conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory measures approximately 3.1 metres in width by 4 metres in depth and 3 metres to ridge height.
SITE AREA	Approximately 375 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear garden of the site is enclosed by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling that has a tiled gable roof and red brick elevations, with weatherboarding above ground floor window heads to the front.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac that is characterised by semi-detached and terraced two-storey dwellings that are set back from the road with open frontages and grass verging creating a green and spacious character and appearance.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

PD Restriction - BE/29/75 Cond. 2 - 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 proposed conservatory will be positioned to the rear of the existing dwelling and will have no visual presence on the Warblers Way. Due to the layout of the estate, its eastern elevation will face towards Woodlands Road. However, it will have no significant street scene presence due to the screening offered by site boundary treatment and an existing flat roof single-storey extension at the neighbouring property, No. 61 Woodlands Road. As such, it is not considered that the proposal will impact upon the character and appearance of the surrounding area, adversely or otherwise. It is noted that surrounding dwellings generally have single-storey structures on site, consisting of garages, conservatories and extensions and the proposal it is therefore considered that the proposal is in keeping with surrounding development.

It is considered that the proposal relates sympathetically towards the existing dwelling in terms of design and scale. Its modest proportions, particularly its single-storey height, will ensure that it maintains visual subservience towards the existing dwelling whilst its pitched roof design will compliment the pitched roof over the existing dwelling.

With regards to the amenities of neighbouring residents, the modest scale of the proposal and the fact that it will be built alongside the flank wall of an extension at the No. 61 Woodlands Road will ensure that it does not appear overbearing nor will it cause an unacceptable level of overshadowing towards neighbouring residents. All windows and openings look towards the rear of the site, which backs onto a stream, and are at ground floor level, ensuring that any outward views towards neighbouring properties will be obstructed by existing site boundary treatment, safeguarding the privacy of neighbouring residents.

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:-

1123/1;
1123/2;
1123/3;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The brickwork of the external walls of the conservatory hereby permitted shall match in colour and texture that of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 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.