

BE/93/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Ground and first floor extension (Re-submission following BE/33/07) 3 Babsham Cottages, Babsham Lane Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for the erection of a two storey extension to the west side of the property and a single storey rear extension. The side extension would measure 4.5m in width, 7.1m in depth and 7.2m in height with a hipped end. The rear extension would measure 6.9m in width, 3.5m in depth and 3.6m in height with a monopitched roof. All measurements are approximate.
SITE AREA	0.05 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly undulated.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	2m high hedge to site frontage, rising to 2.5/3m to west side. Fencing to east side and rear of the application site which varies in height (1-2m). All measurements are approximate.
SITE CHARACTERISTICS	Two storey semi-detached property. The dwelling consists of pale yellow painted rough rendered walling and a brown tiled gable roof.
CHARACTER OF LOCALITY	Row of residential properties, within the rural area. The surrounding properties are varied in style and character. Varied used of materials. One and two storey detached and semi-detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BE/33/07	Ground floor and first floor lounge, kitchen and bedroom extension.	Refused 04/05/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	Objection: the extension will dominate the existing building and is out of character with the street scene.
Local Groups	None
Other	None



BE/93/07**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH1 Arun District Local Plan : GEN3, GEN7, DEV19
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PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPS 7 - Sustainable Development in Rural Areas
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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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Although the extension is large, it is not considered that its design is inappropriate in the context of the existing building, and the character of the area.
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to conflict with relevant Development Plan policies in that it is not considered that the extension is subservient to the existing dwelling and therefore conflicts with Policy DEV19 of the Local Plan.
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OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background. Although the extension is large it is slightly set back from the front of the existing dwelling and has a hipped roof. It is not considered that the extension will have any significant harm on the residential amenities of neighbours or the visual amenities of the rural area.

CONCLUSIONS

The site lies outside the built-up area as defined in the Arun District Local Plan and within the Strategic Gap. The principle of an extension to the property is acceptable. In this case, it is considered that the extension is not subservient and therefore does not comply with Policy DEV19. However, it is considered that the extension will not have any significant impact on the amenities of the area. It is considerable distance away from the next door property to the northwest, approximately 13 metres, and is designed to fit in with the existing dwelling. A hipped roof has been introduced to reduce the bulk of the extension and it is slightly set back from the front of the existing dwelling.

The application is a re-submission of a previous application for 'ground floor and first floor lounge, kitchen and bedroom extension', ref. BE/33/07. The application was refused for the following reason:-

'The proposed two storey extension by reason of its scale, height, form and design would not appear visually subservient to the main dwelling and would represent an incongruous form of development, which would not sympathetically relate to the character and appearance of the main dwelling or the surrounding area, which is located within the rural area'.

The main difference between the previously refused application and the current proposal is that the two storey side extension has been reduced in width by approximately 0.8m and would be set back marginally from the front façade and below the main roof line of the existing dwelling. The roofline has also been altered from a gable to a hipped roof.

It is, therefore, considered that the proposal is acceptable subject to the conditions set out overleaf.



BERSTED**BE/93/07/**

Ground and first floor extension (Re-submission following BE/33/07/)

3 Babsham Cottages
Babsham Lane
Bognor Regis

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 3 Babsham Cottages, Babsham Lane as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

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4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because although it conflicts with the policies listed below in that the extension is not considered to be subservient to the existing dwelling there are material considerations to warrant a decision otherwise than in accordance with the Development Plan in that the extension will not have any significant impact on the amenities of the area and thereby would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7

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.