

PLANNING APPLICATION REPORT

REF NO: BE/98/11/

LOCATION: 23 Addison Way
Bognor Regis

PROPOSAL: Single storey extension to the front elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey flat roof extension to front of property, height 2.6 metres, depth 4.7 metres and width 2.7 metres.
SITE AREA	Approximately 193 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is a low wall with mature shrubs and vegetation, side boundary adjoining no. 24 is a 1.8 metre high close boarded timber fence. No side boundary to No 22 to the east.
SITE CHARACTERISTICS	Semi-detached, modern, two storey dwelling constructed from brick with a pitch roof, uPVC glazing and front integral garage conversion.
CHARACTER OF LOCALITY	Predominantly residential, comprising an open plan, modern estate of detached and semi-detached dwellings and bungalows of identical design and appearance.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objections.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

No public sewer

Open plan cond

Within Built-up area

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 application seeks consent to construct a single storey extension on the front elevation of the property to provide an enlarged kitchen and shower room. The proposed extension will infill an area adjoining a front integral garage conversion.

The extension is considered to be an acceptable design and scale, that will appear subservient to the main dwelling. The front extension will maintain the building line and will not be unduly prominent or overbearing in the streetscene. The flat roof design incorporates a glazed roof lantern, and is in keeping with the character and appearance of the existing property and surrounding properties in the immediate vicinity of the application site.

The extension will have no impact on the amenities of the neighbouring property at No 22, being recessed behind the existing front integral garage conversion. There is high fencing and hedging to the side boundary with No 24, such that there will be no direct overlooking or loss of privacy to the rear garden of the neighbouring property.

It is therefore recommended that planning permission is granted, 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: KA/P/01 received on 4th August 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

LOCAL PLAN: GEN7, GEN2, 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.