PLANNING APPLICATION REPORT

REF NO: **BE/9/11/**

LOCATION: 322 Chichester Road
Bognor Regis

PROPOSAL: Demolition of rear extension & 2 open sided structures. Construction of new extension to form dining room, enlarged utility room & shower/wc

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension on the rear measures approximately 5.5m (maximum) in width, 6.2m (maximum) in depth and 3.5m (maximum) in height.
SITE AREA	Approximately 504 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly uphill from road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has paved driveway, side and rear boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached two storey property with porch extension, covered area on rear, wooden shed with canopy over and garage in rear garden. The property has rough rendered walls painted white on upper level, brown brickwork on lower level, brown brickwork to rear, white window frames with a slate roof.
CHARACTER OF LOCALITY	Main road. Residential area comprising Semi-detached and detached properties of various styles and designs.

RELEVANT SITE HISTORY

BE/61/06/	Single storey porch/cloaks extension.	Approve Cond 28-07-2006

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class A 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

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 semi-detached property has an existing covered area on the rear and this is to be removed. The application seeks to construct a single storey extension on the rear which will be the full width of the dwelling and will project out from the existing kitchen area and dining room. The extension will measure approximately 5.5m in width, 6.2m in depth and 3.5m in height and will comprise a utility, shower/wc and dining room.

The neighbouring property to the north No 324 is sited approximately 5.5m away and this property

has a window on the rear elevation that serves the lounge and the adjoining property No 320 has a window on the rear elevation that serves the lounge. The Council as a consideration in determining planning applications have adopted a 45 degree rule and in this instance the 45 degree line has been taken from the centre line of the neighbouring lounge windows. Although short it is not considered that this is of an unacceptable level to recommend refusal. Due to its single storey height and adequate boundary screening it is not considered that the extension would detrimentally harm the occupiers of No 320 and 324 by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension is visually subservient to the main dwelling, would not be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential 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 Drg No 041010/SY.02'A' received on 27th January 2011, Floor/Roof Plans Drg No 041010/TPO1'A' and Elevations/Section Drg No 041010/TP02'A' received on 16th March 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 No windows shall be constructed in the north side elevation of the dining room extension hereby permitted which adjoins the side boundary with No 320 Chichester Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 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.