PLANNING APPLICATION REPORT

REF NO: **BR/104/08/**

LOCATION: Halcyon
Richmond Avenue West
Bognor Regis

PROPOSAL: Conservatory to side of dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will be L shaped with a length of approximately 6.5 metres and a width of 5.6 metres on the western elevation and 3.4 metres on the east elevation with an indentation of 2.5 metres and a further 2.2 metre section.
SITE AREA	Approximately 461 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	There is a fairly large Blue Cedar tree in the north eastern corner of the garden, it is shown on the plans that it will be retained following construction of the proposal.
BOUNDARY TREATMENT	There is an approximately 0.5 metre high brick wall that runs round the boundary of the garden facing into the street which fronts an approximately 1.8 metre high timber fence. The western boundary has an approximately 1.8 metre high timber closed board fence with a trellis running along the top and is fronted by approximately 2 metre high hedging.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has smooth render walls with timber details and a hipped, tiled roof. There is an integral garage in the southern part of the building.
CHARACTER OF LOCALITY	The site is a corner plot located at the intersection of two residential roads. There is housing of a mixture of designs and scales with three storey town houses to the immediate north and detached single and two storey dwellings to the east, west and south. There are a number of corner plots in the immediate area due to the amount of roads that branch off from Westingway.

RELEVANT SITE HISTORY

Reference	Description	Decision
None		

REPRESENTATIONS

Representations received:

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Bognor Regis Town Council

Bognor Regis Town 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

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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 proposed conservatory will be in a position that will result in it facing towards both Richmond Road West and Westingway and therefore it is considered that it will have a visible presence on the street scene. However, the structure will be modest in height as it is a single storey structure and as a result will be largely screened by the

approximately 1.8 metre high boundary treatment that faces onto the street. It is also noted that there is a conservatory facing towards Westingway on a nearby corner plot at No. 2 Crescenta Walk as well as glazed lean-to's and car ports attached to the sides of a number of buildings on Westingway and therefore it is not considered that the conservatory will appear out of keeping with the character and appearance of the surrounding area.

It is considered that the proposed conservatory will relate sympathetically towards the existing building in terms of design and scale. The structure will not be as great in height as the existing dwelling, nor will it be the same width or length and it is considered that these moderate dimensions will ensure that the structure appears subservient when seen in context with the existing dwelling. The eaves of the roof will be at the same level as those of the existing roof and it is considers that this will give a uniform appearance. The roof of the structure itself is pitched and it is considered that it will compliment the pitched roof over the existing building. It is considered that the proposal will be further assisted by attaching a condition requiring the plinth walls of the structure to be finished with external materials that will match those of the walls of the existing building.

It is considered that due to the modest dimensions of the proposed conservatory and the fact that it will be extensively glazed. allowing sunlight to permeate, that it will not be the cause of an unacceptable level of overshadowing towards neighbouring property neither will it appear overbearing. All the outward facing walls of the proposed conservatory will be glazed, offering views to the north, east and west. As these windows are at ground floor level it is considered that views from them will be largely obstructed by the approximately 1.8 metre boundary treatment that borders the site. In addition, it is considered that the views from these windows into neighbouring properties will be further limited by the separation of 3.1, 12 and 19 metres between the proposed conservatory and the neighbouring properties to the west, north and east respectively.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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 materials and finishes of the plinth wall of the conservatory 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 INFORMATIVE:

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

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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7, DEV19

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.