Application ref: BR/106/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Ground floor utility & WC, extension & 2nd floor bedroom en suite extension. 19A Scott Street, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.013 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	None to site frontage. 2m flint walling surrounds the rear of the application site. All measurements are approximate.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of cream painted smooth rendered walls and a brown tiled pitched roof.
CHARACTER OF LOCALITY	Residential cul-de-sac. The surrounding properties are varied in style and character. One, one-and-a-half and two storey properties. Detached, semi-detached and terraced. Row of Two-and-a-half storey terraced dwellings to the east side of the site, which are Grade II Listed.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No Objection.
Local Groups	None
Others	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	The new pitched roof extensions are too bulky and it is considered they will detract from the existing building and the setting of the adjoining Listed Building (19 Scott Street).

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, CH5.
Arun District Local Plan: GEN2, GEN7, DEV11, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

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.

COMMENT ON CONSULTATION RESPONSES

Noted. It is agreed that the proposed pitched roof extensions by reason of their mass, bulk and form would detract from the existing building and the setting of the adjacent Grade II Listed Building, No. 19 Scott Street.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

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 conflict with relevant Development Plan policies in that the proposed pitched roof extensions by reason of their mass, bulk and form would detract from the existing building and the setting of the adjacent Grade II Listed Building, No. 19 Scott Street.

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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 proposal would involve pitched roof extensions to the main dwelling. It would also involve the addition of a single storey rear extension, measuring 1.9m in width, 5m in length and 4m in height with a monopitched roof.

The application site is located towards the end of a residential cul-de-sac, being bordered by a detached bungalow to the west side and a neighbouring back garden to the rear of the site. The closest property to the east side of the site is a two-and-a-half storey terraced building, which is Grade II Listed.

Although the proposed pitched roof extensions have been set back towards the rear of the property they are of a poor quality design that would exceed the height of the main building and as a result, would appear clearly visible from the street scene. It is considered that by reason of their mass, bulk and form, the proposed pitched roof extensions would detract from the character of the existing building and the setting of the adjoining Grade II Listed Building, No. 19 Scott Street. It is therefore recommended that the application be refused, for the reason outlined overleaf.

BOGNOR REGIS BR/106/07/

Ground floor utility & WC, extension & 2nd floor bedroom en suite extension.

19A Scott Street
Bognor Regis

RECOMMENDATION

Refuse

1 The proposed pitched roof extensions by reason of their mass, bulk and form would detract from the character of the existing building and the setting of the adjacent Grade II Listed Building, No. 19 Scott Street. The proposal would therefore be contrary to polices DEV1, CH1, CH5 of the West Sussex Structure Plan and GEN7, DEV11, DEV19 of the Arun District Local Plan.