

PLANNING APPLICATION REPORT**REF NO:** BR/110/11/**LOCATION:** 14 Scott Street
Bognor Regis**PROPOSAL:** Demolition of existing single storey extension and part of garden wall to rear of existing dwelling and erection new two storey extension to provide additional bedroom and living area. Re-submission following planning application BR/46/10**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is for an extension to the single storey rear extension forming the kitchen/dining room and first floor pitched roof extension to the rear of the property.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall to the side and rear.
SITE CHARACTERISTICS	Terrace house, flat roof single storey rear extension with false pitch.
CHARACTER OF LOCALITY	Predominantly residential. Mixture of rear two and single storey extension. 13 Scott Street has a two storey rear extension. 14 Scott Street has a single storey rear extension. 14A has a two storey rear extension.

RELEVANT SITE HISTORY

BR/46/11/	Demolition of existing single storey extension & part of garden wall to rear of dwelling & erection of new 2 storey extension to provide additional bedroom & living area. Replace 2 no. sash windows to front elevation with double glazed units to match existing	Withdrawn 23-03-2011
-----------	---	-------------------------

BR/111/11/L	Application for Listed Building consent for demolition of existing single storey extension and part of garden wall to rear of existing dwelling and erection of new two storey extension to provide additional bedroom and living area. Re-submission following planning permission BR/47/11/L	Approve Cond 23-05-2011
-------------	--	----------------------------

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection with the condition that original materials are used. The Committee would like to see as much of the garden wall preserved as possible and also where possible the wall reinstated like for like.

Comments on Representations received:

Noted.

CONSULTATIONS

The Ancient Monuments Society
Council for British Archeology
The Georgian Group
Soc. Protect. Ancient Buldgs
The Victorian Society
English Heritage
The Arundel Society
Littlehampton Civic Society
The Five Village Society
Angmering Society
E.Preston & Kingston Pres.Soc
Ferring Conservation Group
Findon Village Preserv. Assoc.

Consultations responses received:

ENGLISH HERITAGE:

We do not consider that it is necessary for this application to be notified to English Heritage.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7 DEV19 GEN2	The Form of New Development Extensions to existing residential buildings Built-up Area Boundary

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for 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.

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 conform 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

PRINCIPLE:

The site lies within the built up area boundary and the terrace is Listed Grade II. There is a presumption in favour of development subject to considerations of impact on listed building and character of the area, and residential amenity. This is a resubmission of BR/46/11 which was withdrawn.

EFFECTS ON THE LISTED BUILDING AND CHARACTER OF THE AREA:

A Listed Building application has also been submitted and the effects on the Listed Building are considered under application BR/111/11/L. The proposal is to the rear of the property and not seen within the street scene. There are a mixture of single storey and two storey extension to the rear of these cottages, which are considered as a group for Listing purposes. The proposal is considered to be in character with the building and the group of cottages.

POLICY DEV 19 EXTENSIONS TO EXISTING RESIDENTIAL PROPERTIES:

This policy states that extensions to residential properties will be permitted provided that they relate sympathetically to the existing building, that it is subservient to the main dwelling and that it does not have any adverse overshadowing, overlooking or overbearing effect on neighbours. The proposed first floor extension is 4m in length x 3m wide. The single storey extension is 3.3m by 0.5m approximately. These are considered to be designed in keeping with the character of the dwelling and subservient to the dwelling.

The first floor extension is set back 1.3m from the boundary with 15 Scott Street and parallel with that at 14A Scott Street. It is therefore considered that the proposal would not result in any significant loss of residential amenity to neighbouring properties.

SUMMARY:

The proposal is considered to be designed in character with the Listed Building and does not result in any significant loss of residential amenity to neighbours. Therefore it is recommended that the application is approved 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 drawing numbers 02 revC, 04 B, site plan and block plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 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

SOUTH EAST PLAN: BE6

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons

appear in the Officer report.