

PLANNING APPLICATION REPORT

REF NO: BR/116/09/

LOCATION: 3 Parklands Avenue
Bognor Regis

PROPOSAL: Amendment to previously approved application BR/242/07 for two storey extension & conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Front projection of extension now projects out by approximately 1.450m, 675mm previously approved.
SITE AREA	Approximately 500 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway, close boarded fencing and hedging to rear boundary approximately 3m in height, mixture of close boarded fencing + hedging to side boundaries.
SITE CHARACTERISTICS	Two storey detached property with conservatory on rear, decking area and wooden summer house in rear garden. The walls have brown brickwork on the lower level with cream render on the upper half, red tiled roof.
CHARACTER OF LOCALITY	Residential area within a cul-de-sac comprising detached properties of various styles and designs set back from the highway with front gardens.

RELEVANT SITE HISTORY

BR/242/07/	Two storey and conservatory extensions.	Approve Cond 10-10-2007
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REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council

1st Notification. Objection on the grounds there is insufficient information.

2nd Notification. The Committee have reconsidered their comments in light of new information and therefore raise 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 Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

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 to amend the previously approved permission BR/242/07 for a rear conservatory and a two storey extension on the side. The conservatory remains the same as approved but the two storey element has been amended. The approved permission for the garage extension with bedroom and en-suite above had a front projection of 675m and the amended plans show a front projection of 1.450m.

The extension is set back from the front of the site by approximately 11m so it is not considered that the minor increase would cause demonstrable harm to the neighbouring property Denhamcourt by way of overbearing effect, overshadowing, loss of privacy or overlooking.

The proposal is not considered to be obtrusive in the street scene, nor is it out of character with the surrounding residential properties.

It is therefore recommended that the application be 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 materials and finishes of the external walls, plinth walls and roof of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No windows shall be constructed in the south west elevation of the extension hereby permitted which adjoins the side boundary with 'Denhamcourt', Parklands Avenue 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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 3 Parklands Avenue as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 **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

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.