

PLANNING APPLICATION REPORT

REF NO: BR/12/12/

LOCATION: 29 Greenwood Avenue
Bersted

PROPOSAL: Conservatory at rear of property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The rear conservatory measures approximately 4m in width, depth of 4m with a maximum height of 3.1m.
SITE AREA	Approximately 517 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has wall 1m in height, side boundaries close boarded fencing approximately 1.8m in height, rear has flank wall of outbuilding.
SITE CHARACTERISTICS	Semi-detached property with dilapidated lean-to on rear which is to be removed, detached garage on western side. The property has reddish/brown brickwork, wood cladding on gable at upper level with a brown tiled roof.
CHARACTER OF LOCALITY	Residential with semi-detached bungalows of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
No Public Sewer

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
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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 remove the existing lean-to to the rear of the semi-detached bungalow and construct a conservatory.

The proposed conservatory which has a width of 4m, depth of 4m and a height of 3.1m will be positioned on the eastern side of the property. The adjacent property No 27 has a flat roof single storey extension that is sited to the boundary with No 29. This extension which is approximately 2.6m in height has a rear projection of 3.5m and the proposed extension will be set forward of this structure by approximately 0.5m. Although the roof line will be visible above this structure it is not considered that this would be of an overbearing nature. The conservatory would be sited approximately 8m away from the neighbouring property to the west No 31. Due to its single storey

height and fencing of approximately 1.8m on the east and west side boundaries it is not considered that the proposal would detrimentally harm the occupiers of No 27 and 31 by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

Due to its rear location the conservatory will not be visible 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/Block/Floor/Elevations/Roof Drg No DPA-01 Rev 00 received on 16th January 2012.

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 The materials and finishes of the external walls 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 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

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.