

PLANNING APPLICATION REPORT**REF NO:** BR/148/08/**LOCATION:** 2 Brook Close
Bognor Regis**PROPOSAL:** Proposed 2 storey side and rear extensions**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application is for a two storey side extension 3.3m x 10.8m and 2.5m to the rear.
SITE AREA	0.042 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m wall to side. Open plan frontage.
SITE CHARACTERISTICS	Detached 1960s house, rear flat roof extension. Tiled first floor. Shed to the side. Verge to the side of boundary with trees.
CHARACTER OF LOCALITY	Residential house. The houses are staggered.

RELEVANT SITE HISTORY

BE/127/83	Extension to rear elevation to form sun room	Approve Cond 23-11-1983
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REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No objections

Comments on Representations received:

Noted

CONSULTATIONS

Southern Water Services Ltd

Consultations responses received:

Southern Water

There is a public sewer running approximately adjacent to the front of the dwelling. The exact position must be determined on site with no construction works to take place within 500mm parallel to the sewer.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH1	Character
Arun District Local Plan:	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 dwelling is on a corner location between Brook Close and Amberley Drive.

The proposal is for a two storey side and rear extension.

The existing width of the house is 6m and the proposed is 3.3m Wide. It is therefore subservient to the dwelling. It is noted that the floor plans show a separate internal staircase, a separate kitchen and separate entrances. The applicant's agent has confirmed that the accommodation is intended to be ancillary to the existing dwelling. The site does not have any direct neighbours who would be affected by the extension, either to the side or rear, the house in Arundel Close is 40m away and those to the side in Amberley Drive are 25m away.

The design is in keeping with the existing dwelling.

The proposal will not therefore have any adverse effects on neighbouring properties, or within the street scene visually. Therefore it is recommended that the 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 external walls and roof of the extension 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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 2 Brook Close 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.

- 4 INFORMATIVE:

Southern Water have identified a public sewer in the vicinity of the site. The exact position of the sewer must be determined on site before commencement. No construction works parallel to the sewer within 500mm. If within 3metres, foundations shall be taken down 150mm below the invert level and subject to Building Regulations approval.

- 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

STRUCTURE PLAN: DEV1

LOCAL PLAN: 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.