BR/158/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Conversion of loft to create one bedroomed flat. 6 Chichester Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The conversion comprises the addition of a dormer in the south roof elevation measuring approximately; 3.7m in length and projecting a maximum of approximately 1.6m in depth and 1.6m in height. There will also be 6 no. rooflights.
SITE AREA	Approximately 0.0415ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Several small trees up to a height of approximately 5m that will be unaffected by this application.
BOUNDARY TREATMENT	The site is kept by a 1.5m high flint and brick wall to the south and west. The eastern front boundary is kept by a 1.8m high close boarded fence with trees up to approximately 5m.
SITE CHARACTERISTICS	A two storey semi-detached building formed of red brick walls and a red plain tiled pitched roof with a steep pitched front turret. The building is divided into several flats, and to the north of the site is a car workshop.
CHARACTER OF LOCALITY	The site lies in a residential area comprising similar style semi-detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/113/84	Conversion of dwelling into registered rest home.	Refused 28-03-1984 Appeal Dismissed 06-09-1984
BR/170/85	Change of use from residential to rest home.	Approved Conditionally 17-04-1985
BR/650/85	Change of use to rest home for discharged psychiatric hospital patients.	Refused 12-02-1986
BR/80/88	Conversion of house into 6 studio flats and erection of 1 flat with associated parking.	Approved Conditionally 16-05-1988
BR/501/88	Double garage.	Approved Conditionally 03-10-1988

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/266/95	Use of building for light engineering workshop & light mechanical repairs.	Refused 26-01-1996 Appeal Allowed 21-08-1997

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19 , DEV20B

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.

COMMENT ON CONSULTATION RESPONSES

None

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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 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

This proposal comprises the addition of a relatively large side dormer and 6 no. rooflights to provide a one bedroom flat in the roof space of the existing building. The building, along with others in the area, is currently divided into several flats and the creation of an additional flat is therefore not considered to be out of character with either the existing building or the surrounding area.

The proposed dormer is considered to be in-keeping with the existing building in style and design due to the presence of a varied hipped and pitched roof structure. Further, it is not considered to be out of character with the surrounding area due to the presence of a variety of other extensions in the vicinity.

In terms of neighbouring residential amenity, it is not considered that this proposal will cause any adverse effects due to the dormer and window facing out over Chichester Road. Further, the rooflights are also considered to be acceptable due to adequate distances between buildings.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

BOGNOR REGIS BR/158/06/

Conversion of loft to create one bedroomed flat

6 Chichester Road
Bognor Regis

RECOMMENDATION

Approve Conditions

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 face and cheeks of the dormer 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 This permission relates to the plans as submitted and amended by substitute floor plans dated 5th July 2006, and substitute elevations dated 21st July 2006.

Reason: For the avoidance of doubt.