

PLANNING APPLICATION REPORT

REF NO: BR/167/08/

LOCATION: 10 Ivydale Road
Bognor Regis

PROPOSAL: Single storey rear extension, porch and rebuilding of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. There will be three separate additions made to the existing building. A single storey extension will be added to the rear that will measure approximately 11.3 metres in length by 4.45 metres in width and 3.5 metres in height.

A garage will be erected to the eastern side of the building. It will be a flat roof structure which will measure approximately 5.1 metres in length by 3.1 metres in width and 2.4 metres in height.

A front porch will also be added which will measure approximately 2.4 metres in length by 2.3 metres in width and 3.5 metres in height.

SITE AREA

Approximately 656 square metres

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The site is enclosed by approximately 1.8 metre high timber fencing which is fronted by approximately 2 metre high hedging on the eastern boundary.

SITE CHARACTERISTICS

The site is occupied by a detached single storey dwelling which has painted brick elevation walls and a tiled gable roof. There is a lean-to to the western side which has a corrugated plastic roof.

CHARACTER OF LOCALITY

The site is located on a residential road in a "homezone" area which is characterised by detached bungalows set back from the road which is paved. The majority of other buildings nearby have been modified in some way through extensions to various elevations and/or roof dormers.

RELEVANT SITE HISTORY

None

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Southern Water Services Ltd

Consultations responses received:

No objection in principal subject to approval by Building Control.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE**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 proposed extensions will be positioned to the front, side and rear of the property and therefore there will be a visual impact upon the street scene. It is not considered that this impact will be harmful due to the moderate scale of the additions, the fact that they will be set back from the road and the presence of a number of other extensions belonging to neighbouring properties as part of the street scene.

It is considered that the proposed extensions will relate sympathetically towards the existing dwelling in terms of design and scale. The eaves height of the proposed porch and rear extension and the ridge height of the proposed flat roof garage will coincide with the eaves height of the existing roof, this will help create a uniform appearance. The gable roof of the porch and the false pitch roof of the garage are considered to compliment the existing pitched roof. None of the structures proposed will reach the height of the existing building and therefore it is considered that the extensions will appear visually subservient when seen in context with the existing building. It is considered that the visual integration of the proposal will be assisted by the responsible choice of external building materials and therefore it is considered good practice to attach a condition requiring the external elevation walls and roofs to be finished using materials that match the existing building.

The western elevation of the rear extension and the eastern elevation of the garage reach up to the western and eastern boundaries of the site respectively. Despite this, it is not considered that there will be any overbearing impact towards neighbouring properties due to the moderate scale, particularly the heights, of the proposed structures. For this same reason it is not considered that the proposed extensions will create an overshadowing impact on neighbouring properties.

The western elevation of the rear extension will face towards a kitchen window belonging to the neighbouring property whilst the eastern elevation of the garage will be in the same position as the garage to be replaced. There is a driveway between this elevation and various windows on the western elevation of No. 8 Ivydale Road. The elevation walls mentioned above will not contain any windows and, if windows were to be installed at a later date, they would be at ground floor height and any views into neighbouring property would be impeded by the approximately 1.8 metre high boundary treatment at the site.

It is therefore recommended that this 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 of all the proposed extensions and the roofs of the porch and rear extensions 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 INFORMATIVE: The applicants attention is drawn to the enclosed letter received on 30th June 2008 following consultation with Southern Water.

4 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: LOC1, DEV1

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.