

Ref: BR/173/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Loft conversion and extension. Single storey garage and porch extension. 9 Chestnut Grove, Bersted.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.03 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	Low wooden fencing to site frontage, with dense 2m high hedgerow behind. 1.6m fencing borders the rear of the site.
SITE CHARACTERISTICS	Two storey semi-detached property. The dwelling consists of red brick walls and a brown tiled gable roof.
CHARACTER OF LOCALITY	Residential area. The surrounding area is mixed in style and character. One and two storey semi-detached and terraced dwellings. Varied use of materials.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No Objection.
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	None.
Property Services Manager	None.

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1.
 Arun District Local Plan: GEN2, GEN7, DEV19.

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

None.

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."

The proposal is considered to comply with relevant Development Plan policies in that the proposed extensions would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light and nor would it detract from the established character of the surrounding residential 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 proposal would involve a garage extension to the front south easterly corner of the property, which would measure 2.9m in width, 5.5m in length and 3.6m in height with a pitched roof. It would also involve a porch extension to the front of the property, which would measure 2.9m in width, 1.8m in depth and 3.6m in height. There would be a dormer to the rear roof slope of the property, measuring 6.1m in width, 3.6m in depth and 2.5m in height with a flat roof. There would also be 1 no. roof light to the front roof slope.

It is considered that the proposed single storey garage and porch extension would sympathetically relate to and appear visually integrated within the existing building in siting, design, form and scale. Due to the single storey nature of the proposal, it would not detrimentally affect the residential amenities of any neighbouring property, by way of overbearing effect, loss of privacy or loss of light. In addition, it is noted that several properties within the surrounding area have single storey extensions and additions that are visible from the street scene and it is therefore considered that the proposal would not appear out of keeping with the surrounding residential area.

The proposed dormer is relatively large in size, taking up much of the rear roof slope of the property. It is noted however, that the proposal would be completely screened from the street scene by the existing dwelling. Furthermore, residential properties to the rear of the application site have flat roof dormers to their rear roof slopes. It is considered that although the proposal is not of the highest quality design and does not fully comply with Policy DEV19 (part i and ii) of the Arun District Local Plan, the proposal would not cause demonstrable harm to the residential amenities of any neighbouring property, and nor would it detract from the character of the surrounding area. The proposed dormer would therefore comply with the remainder of Policy DEV19 and on balance, would represent an acceptable form of development.

It is therefore considered that the proposed extensions would represent an acceptable form of development that would echo the character of the surrounding area and would not appear obtrusive when viewed from the street scene.

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

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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1 To Addressee

2 Site Address
9 Chestnut Grove
Bersted

3 Description of Development
Loft conversion and extension. Single storey garage and porch extension.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council
PERMIT this development to be carried out in accordance with the application and plan and
subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

CONDITION 2 The materials and finishes of the side 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.

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, CH1.

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.

Case Officer: Miss C Forrest