

Recommendation Report for Prior Notification for Householder Extension

REF NO: BR/173/25/PDH

LOCATION: 29 Victoria Road
Bognor Regis
PO21 2JE

PROPOSAL: Notification under extended permitted development rights for a single storey rear extension (following demolition of conservatory) measuring 5m beyond the rear wall of the original dwelling house, with a maximum height of 3.4m and an eaves height of 2.96m.

SITE AND SURROUNDINGS

RELEVANT SITE HISTORY

BR/115/87	Two new dwellings and garages	ApproveConditionally 22-06-87
BR/160/06/	Build on top of existing garage to create extra bedroom & en suite.	ApproveConditionally 06-07-06
BR/236/07/	Amendments to previously approved application BR/160/06 (Build on top of existing garage to create extra bedroom and en-suite) Change hipped roof to gable end and add a tiled canopy at the front.	ApproveConditionally 23-10-07

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

OBJECTION

- For the purpose of this application, Prior Approval has been refused because a permitted development restriction applies under planning permission reference BR/115/87, which granted consent for the construction of the dwelling.

Condition 4 of that permission states:

"Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 to 1987, the dwellings hereby approved shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that

behalf."

This condition removes permitted development rights for extensions and alterations. As a result, planning permission is required for the proposed works.