PLANNING APPLICATION REPORT

REF NO: BR/175/08/

LOCATION: Penrith
52 Victoria Road
Bognor Regis

PROPOSAL: Single storey extension to side and second storey extension to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for the erection of a single storey extension to the south side and a first floor rear extension to the property.
SITE AREA	0.027 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Undulating.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	Low front walling.
SITE CHARACTERISTICS	Two storey semi-detached property. The dwelling consists of speckled render walling, with sections of red hung tiles to bay windows. Reddish tiled, hipped roof. Rooflight to south slope of roof. Protruding pitched roof element to front of property. Single storey mono pitched roof rear extension.
CHARACTER OF LOCALITY	Mixed residential area. The surrounding area is characterised by one, one-and-a-half and two storey detached and semi-detached properties. Many properties have extensions and additions.

RELEVANT SITE HISTORY

BR/428/89	First floor extension	Approve Cond 30-10-1989

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 proposal is for the erection of a single storey extension to the south side and a first floor rear extension to the property.

The proposal follows a previous application on the site for 'Second storey extension to the rear under a parapet roof', under ref: BR/137/08/. The previous application was similar to that currently proposal; with the exception of their being a two storey side extension proposed to the south side. This application was withdrawn due to concerns of the case officer over the erection of a two storey extension hard up against the southern boundary, contrary to policy DEV19 of the Arun District Local Plan.

The current proposal has replaced the two storey side extension with a single storey mono pitched roof extension. It is considered that the proposed extension would sympathetically relate to the main dwelling in scale, siting, form and design and would appear in keeping with the character of the surrounding residential area. Roof lights are proposed to the extension; however the extension is single storey in height and they are therefore intended for light purposes only. It is considered that the proposal would not detrimentally effect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

The proposed first floor extension would be positioned above an existing single storey rear extension and as a result would be completely screened from the street scene by the main dwelling. The side elevation of the extension would be set in 1.2m from the shared northerly boundary. Due to the proxomity of the extension from this shared boundary, it is considered that it would not detrimentally effect the residnetial amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

It is concluded that the proposed extensions would be acceptable and would not detrimentally effect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light, and nor would they detract from the character of the surrounding residential area. It is therefore recomended that the application is approved, subject to the conditions outlined below.

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 roofs of the 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:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

report

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, 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.