BR/177/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	First floor extension above existing double garage 124 Chichester Road Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	First floor flat roof side extension to measure (at maximum) approximately; 2.8m in height, 6.5m in length, and 7m in width
SITE AREA	440 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Site is raised from Chichester Road
TREES	None of significance affected by proposal
BOUNDARY TREATMENT	Front boundary kept by brick wall approximately 1.2m in height. Side and rear boundaries kept by close boarded fencing and breeze block walling approximately 1.8m in height
SITE CHARACTERISTICS	Semi-detached two storey property with pebble dash cream rendered walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with two storey properties of various style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/197/79	Proposed extension to rear and above existing garage to provide playroom and shower room/boiler room on ground floor	Refused 18-07-1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Town Council	~~Awaited~~ No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No adverse comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan : 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

Noted

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ 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."

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality, in particular on the established character and appearance of the street scene.

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 site is situated on a visually prominent plot with the blocked off Radford Road forming a public footpath to the side. Given the first floor extension is situated directly over a single storey extension, the proposal would result in a two-storey side extension of considerable size and bulk, and a prominent feature on the Chichester Road street scene.

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CONCLUSIONS

Given the flat roof design and bulk of the proposal, it is considered the proposal would result in an extension to an existing dwellinghouse that would appear detached from and not visually integrated to the main dwellinghouse, in conflict with Arun District Local Plan Policy DEV19.

Further the proposal would result in an extension that straddles the entire width of the site, thereby leading to a cramped form of development that would be of an overtly bulky appearance and incongruous in the established character and appearance of the street scene, in conflict with Arun District Local Plan Policy DEV19.

It is worth noting that given boundary screening and retention of distances approximately 15m and greater between the proposal and neighbouring properties, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overbearing, overshadowing, loss of privacy, and unacceptable overlooking.

It is noted several properties along Chichester Road have flat roof extensions. Nevertheless, each application is determined on its own merits, and it is considered that the proposal would be obtrusive in the street scene and would conflict with the established character and appearance of the area.

It is therefore recommended that the planning application should be refused, subject to the reasons set out overleaf.

BOGNOR REGIS BR/177/06/

First floor extension above existing double garage

124 Chichester Road
Bognor Regis

RECOMMENDATION

Refuse

1 The proposed two storey side extension by reason of its bulk, prominent location, and flat roof would detract from the appearance of the house, and would appear incongruous in the streetscene to the detriment of the established character and appearance of the area contrary to policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.