BR/1/08

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Side extension 91 Chichester Road, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The ground floor part of the extension will measure approximately 8.3 metres in length by approximately 2.3 metres in width and stand at a height of approximately 3.2 metres with a second storey extension above it measuring approximately 1.5 metres by 3.5 metres and reaching a height of approximately 6.45 metres.
SITE AREA	Approximately 244 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat but raised up on a bank from the road by approximately 1 metre.
TREES	None affected by the proposal.
BOUNDARY TREATMENT	The rear garden is enclosed by an approximately 1.8 metre high horizontal wood planking fence. The fence is fronted by a mixture of trees and shrubs reaching up to approximately 2.2 metres high on the southern boundary. There is an approximately 80cm high brick wall on the front (northern) boundary of the house.
SITE CHARACTERISTICS	The site is occupied by a semi detached 2 storey house with painted rough render elevations with smooth render mid-sections. There is a timber lean to style single storey building on the eastern elevation of the property.
CHARACTER OF LOCALITY	The site is located on a main road in an area of mixed use with the southern side of the road having predominantly residential dwellings that are generally 2 storeys in height and semi detached. The northern side of the road has a mixture of semi-detached 2 storey dwellings and shops and takeaways.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/206/07	Extension	Refused: 20-08-2007
BR/292/07	Extension – Re-submission following application BR/206/07.	Refused: 26-10-2007

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	Objection. The proposal is unneighbourly and the new extension plans are too close to the neighbouring property.
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
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

The part of the proposal closest to the eastern boundary is at single storey height, being approximately 2.5 metres. It is considered that, with the boundary treatment of approximately 1.8 metre high fencing fronted by hedging reaching approximately 2.2 metres high, that this part of the proposal will be largely screened from the neighbouring property.

The issues of unneighbourly impact are discussed in the officer's conclusion.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If 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 either the visual amenities of the locality or residential amenities of 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 applicant seeks to add a stepped 2 storey side extension to the eastern elevation of their property. The proposal will be 2 storeys high where it is attached to the house but one storey in height at its closest to the eastern boundary.

It is considered that the proposal will lead to an alteration to the character and appearance of the immediate area by way of it reaching towards the front of the house. By reaching up to 2 storeys in height it is considered that the extension will be fairly prominent from the street scene. Paragraph 4 of policy DEV19 in the Arun District Local Plan mentions that, in streets characterized by relatively small gaps at first floor level, any extension at first floor level shall not come within 1 metre of the boundary. The proposal satisfies the criteria of this policy as the first floor level part of the extension is a distance of 1 metre from the eastern boundary. Acknowledging this, it is considered that the proposal will not have an adverse effect on the character and appearance of the surrounding area with the appearance of spacing between dwellings retained.

The proposal is stepped and at first floor level is lower than the roofline of the main dwelling. It is considered that this will ensure that the addition will appear subservient to the main dwelling and prevent the roofline having a monotonous appearance. It is also considered to ensure that the development does not appear overbearing towards neighbouring properties. It is considered that the integration of the proposal with the main dwelling would be greatly assisted by the use of materials for the roof and elevations that will match those of the existing dwelling. It would be deemed appropriate to add a condition to any approval detailing the requirement for the use of matching materials for the extension.

It is considered that the proposal, by reason of its positioning on the eastern elevation of the dwelling, will impact most heavily on the neighbouring property to the east (89 Chichester Road). The eastern elevation will face towards a number of diamond shaped windows, some of which do not appear to be main windows of the house. Due to its position to the west of the nearest neighbouring property it is considered there could be an impact on the provision of afternoon sunlight to that property but, as it is at a lower level than the main dwelling there

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CONCLUSIONS

will not be a significant extra reduction in sunlight on top of that already presented by the main dwelling. Further, the proposal has a flank wall on the eastern elevation which will prevent any demonstrable possibility of overlooking to the east. It is considered that a condition requiring additional planning permission for any future windows on the east elevation in the future will be appropriate to safeguard the privacy of the adjacent property. The proposed new first floor windows at the front and back of the property are, at distances of 22 metres and 16 metres from neighbouring properties respectively, are far enough away to prevent an unacceptable element of overlooking arising.

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

RECOMMENDATION BR/1/08/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: BR/1/08/

1 **To Addressee**

2 **Site Address**
91 Chichester Road
Bognor Regis

3 **Description of Development**
Side 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

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 external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the eastern wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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: 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.

Case Officer: Mr J Smith