PLANNING APPLICATION REPORT

REF NO: **BR/202/09/**

LOCATION: 22 Crescenta Walk
Bognor Regis

PROPOSAL: Two storey pitched roof side extension and single storey pitched roof rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 760 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf brick wall and trellis approximately 1m high to front. Close boarded fencing, supplemented by hedging in parts.
SITE CHARACTERISTICS	The site is a two and a half storey dwelling with a pitched cat slide roof. The elevations are brick faced with white render and the windows are of leaded pvcu.
CHARACTER OF LOCALITY	The site is located on a residential road, with properties of a similar style in the immediate vicinity.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Bognor Regis Town Council
No Objection
Comments on Representations received:
Noted

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:		
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

This application seeks to construct a two storey extension to the side of, and single storey extension to the rear of 22 Crescenta Walk.

The proposed side extension would measure, at maximum, 7.2m in width, 9.7m in depth, and 9m in height. The proposed single storey rear extension would measure (at maximum) approximately 7.2m in width, 3.7m in depth, and 3.7m in height.

The proposed two storey extension would have a pitched roof, whilst the rear extension would have a monopitched roof. The materials of the proposed development are to match those of the existing dwelling. It is therefore considered that by reason of its scale, design and appearance, the proposed development would not be incongruous to the existing dwelling, and as such it is not considered to have a significant impact on the visual amenities of the locality.

The proposed two storey extension would not contain any windows at first floor level, and those at lower level are not considered to give rise to significant overlooking due to their position at ground floor.

The adjacent dwelling to the east, no 20 Crescenta Walk, is recessed to a more northerly position than no.22, and as such it is not considered that the proposed extension would have an overbearing impact on this property.

It is therefore recommended that the application be approved, subject to the following conditions.

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 policy GEN7 of the Arun District Local Plan.

3 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

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.