

BR/206/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/	- Extension
ADDRESS	91 Chichester Road Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey side extension
SITE AREA	350 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Mixture of fencing and hedging
SITE CHARACTERISTICS	Semi-detached two-storey property with tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1 Arun District Local Plan : GEN7, DEV19
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PLANNING POLICY GUIDANCE

BR/206/07**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

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 the proposal would have a materially adverse impact upon the visual amenities 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

Sufficient distance is retained between the extension and neighbouring properties so as to avoid any demonstrably adverse overbearing and overshadowing effect. Front and rear neighbouring properties are already overlooked by first floor windows in the existing building, (so any additional impact from the proposal is not considered demonstrably adverse), and there is an absence of first floor windows in the east elevation. Taking the factors into account, any overbearing, overshadowing effect, loss of privacy, and unacceptable overlooking is not considered adverse.

Nevertheless, Chichester Road is characterised by relatively small gaps at first floor level between buildings. Criteria 4 of *Policy DEV19: extensions to existing residential buildings* states in such a street scene, any extension at first floor level should not come to within a minimum of 1m of the side boundary, so as to avoid a terracing effect. The extension currently under determination does so, and it is for this reason that it is recommended the planning application should be refused, subject to the reason set out overleaf.

RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990



Application Ref: BR/206/07/

RECOMMENDATION

1 To Addressee

2 Site Address

91 Chichester Road
Bognor Regis

3 Description of Development

Extension.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

REASON 1 The proposal provides insufficient space between the flank wall of the dwelling and its site boundary. The Local Planning Authority consider that in respect of a two-storey building not less than one metre should be provided to protect the character and appearance of the street scene. The proposal is therefore in conflict with policies DEV1 of the West Sussex Structure Plan and DEV19, GEN7 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr M Porter

16th August 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT