PLANNING APPLICATION REPORT

REF NO: **BR/216/10/**

LOCATION: 33 Cavendish Road
Bognor Regis

PROPOSAL: Single storey rear & side extension to south & west facing elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey side extension measures approximately 2.1m in width, 9.5m in depth and a mamximum height of 3.8m. The rear single storey extension measures approximately 4.75m in width, 2.5m in depth with a maximum height of 4m.
SITE AREA	Approximately 288 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m to rear and sides.
SITE CHARACTERISTICS	Detached chalet property with tiled canopy over front bay window, single storey extension on west side, decking area to rear with wooden shed in rear garden. The property has rendered walls painted white, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising a mixture of two storey semi, detached and chalet style properties of various styles and designs.

RELEVANT SITE HISTORY

BR/246/02/	Single storey extension to provide study, kitchen and bathroom.	Approve Cond 18-10-2002
BR/389/74	Garage	Approve 26-06-1974

None

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
No Public Sewer

DEVELOPMENT PLAN POLICIES

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 property has previously been extended with a single storey flat roof extension that is sited on

the west side of the dwelling and the application seeks to extend forward of this structure with a rear extension to enlarge the existing kitchen/dining room.

The rear extension will be approximately 4.75m in width with a rear projection of 2.5m and will be sited to the western side boundary with No 35. Due to the orientation of the neighbouring property No 35 it will be set forward of this property and sited approximately 5m away. The proposed extension will have a solid wall on the western side and the structure will be constructed of powder coated aluminium with glazing bars and a glazed roof. The existing main entrance is located on the western side of the building and the proposed front extension will be set back from the front of the property by approximately 3m and the new entrance hall will be located to the front. The extension which will be sited to the boundary with No 35 will have a depth of approximately 9.5m which is approximately 4m longer than the existing single storey structure and this extension will be rendered with a tiled roof that will match the existing dwelling. There are no windows proposed on the west side elevation fronting the neighbouring property No 35 which is sited approximately 1.5m away. This property has a window in the east facing elevation that would be affected by the proposal. This window serves a wc and is obscure glazed but due to its single storey height and the absence of windows it is not considered that the extension would cause an overbearing affect or harmful overshadowing to the occupiers of No 35.

Taking this into account it is not considered that the extensions would detrimentally harm any neighbouring property by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

Both extensions are considered to be visually subservient to the main building and due to its rear location the glazed extension will not be readily visible in the street scene. The side extension will be visible from the front of the site but due to its design, size and height would not be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

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 This permission relates to the following approved plans: Site/Block/Floor/Elevations/Roof Plan Drg No 1076/100/Rev C received on 2nd August 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roof of the side extension 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.

4 No windows shall be constructed in the west side elevation of the extension hereby permitted which adjoins the side boundary with No 35 Cavendish Road without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 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.