PLANNING APPLICATION REPORT

REF NO: BR/217/08/

LOCATION: 24 Ivydale Road
Bognor Regis

PROPOSAL: 1st floor dormer extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Side dormer to measure (at maximum) approximately; 2.8m in height, 7.7m in length, and 1.6m in width 2 x side dormer. Each individual dormer to measure (at maximum) approximately; 3m in height, 2.9m in length, and 2m in width
SITE AREA	Approximately 528 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m, reinforced by shrubs to rear and side.
SITE CHARACTERISTICS	Detached chalet bungalow with brown tiled roof. Forward bay protrusion. Adjoining single storey side garage. Rear single storey conservatory
CHARACTER OF LOCALITY	Residential street characterised by detached properties of similar style and design

RELEVANT SITE HISTORY

BR/271/87	Amendments to garage and conservatory previously approved under BR/253/86	Approve 13-07-1987
BR/253/86	Demolition of existing garage and erection of new garage and conservatory	Approve Cond 29-09-1986

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council: No objection

One letter of objection:
De-value property
Not necessary
Loss of privacy and overlooking onto neighbours

Comments on Representations received:

Noted. Loss of property value is not a material planning consideration. Neither is the motivation of the applicant

The dormers are set high into roofslope so direct overlooking onto ground windows of neighbouring properties would not be adverse as to warrant refusal

CONSULTATIONS

Southern Water Services Ltd

Consultations responses received:

Southern Water: No comment

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

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 and residential amenities of the locality, or its character.

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

With regard to visual amenity, the dormers, although large, are reasonably well integrated with the existing property. The roofs of the dormers have been broken up creating a series of dormer additions, so avoiding excessive bulk whilst adding interest to the street scene.

With regard to residential amenity, it is recognised the dormers would result in overlooking and loss of privacy onto neighbours to either side. However the dormers are positioned so the majority of overlooking would be directed toward the roofslopes of those dwellinghouses to either side, rather than those neighbours private gardens. This would ensure that majority of overlooking onto those gardens would be oblique, rather than direct. So the overlooking that would result would not be demonstrably adverse as to sustain a refusal for this reason alone. Sufficient distance is retained between the dormers and neighbouring dwellinghouses to avoid adverse overbearing and overshadowing.

It is therefore recommended that the planning 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 dormers hereby permitted shall match in colour and texture those of the existing building.

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.

3 The dormer windows serving the ensuite and bathroom windows in the side elevation facing onto No. 26 Ivydale Road shall at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 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: 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.