

PLANNING APPLICATION REPORT**REF NO:** BR/236/09/**LOCATION:** 162 London Road
Bognor Regis**PROPOSAL:** Rear conservatory extension to replace outbuilding**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 200 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m high, and the flank of a neighbouring outbuilding.
SITE CHARACTERISTICS	The site is a two storey end of terrace dwelling, with brick faced elevations and a tiled roof.
CHARACTER OF LOCALITY	The site is located within the centre of Bognor Regis, with residential and commercial use within the vicinity. There is a Primary School and Library opposite the site.

RELEVANT SITE HISTORY

BR/114/89	Conversion to two flats with extension and re-siting garage	Approve Cond 17-04-1989
BR/726/70	Division into two self contained flats	Approve Cond 04-01-1971
BR/400/71	Garage	Approve 09-08-1971
BR/253/78	Lounge extension	Approve Cond 24-05-1978

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

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 retrospective permission for the construction of a conservatory at 162 London Road.

The conservatory is located at the rear of the property and measures approximately 3.04m in depth, 2.1m in width and has a flat roof approximately 2.4m high. The conservatory is brick faced with upvc glazing, to match that of the existing dwelling.

The size of the conservatory is such that it is not considered to have an overbearing effect on the occupiers of the neighbouring dwellings. It is appreciated that the southern wall of the building is visible to no. 160, however this is not considered to be out of keeping with the urban character of the surrounding area, and the walled courtyard style gardens that are predominant within the locality.

It is considered that the proposed conservatory does not have a significant impact on the visual or residential amenities of the locality. It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans; proposed location and block plans, floor plans and elevations received 26th November 2009.

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.

- 2 **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.