

PLANNING APPLICATION REPORT

REF NO: BR/249/11/

LOCATION: 11 Ivydale Road
Bognor Regis

PROPOSAL: Loft conversion, extend roof over existing ground floor extension and side extension to replace garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks consent for : single storey, side extension under a hipped roof 1.7 x 5.2 x 5.7 metres; pitch roof rear extension 8.5 x 2.6 x 5.8 metres; single storey front extension 700mm x 7.2 x 3 metres; 3No. hipped roof dormer windows on the east facing roofslope and 2No. hipped roof dormer window on the west facing roofslope. Each individual dormer window on the east roofslope to measure 2 metres in width, 2.4 metres to the ridge and 3.2 metres deep. 1No. dormer window on the west facing roofslope to measure 2.8 metres wide, 2.4 metres in height and 3.3 metres deep.
SITE AREA	Approximately 442 sq m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is a 0.5 metre high brick wall and 1 metre brick pillars, rear and side garden boundaries are 1.8 metre high close boarded timber fencing with trellis on the west boundary.
SITE CHARACTERISTICS	Detached, pitch roof bungalow with accommodation in the roof. Pebbledash on the external elevations and red tiled roof. Hardstanding to the front and single storey flat roof side extension.
CHARACTER OF LOCALITY	The application property is one of 6 chalet bungalows on the southern side of Ivydale Road of identical design and character. The surrounding area is predominantly residential comprising detached chalet style bungalows and two storey dwellings. No. 24 Ivydale Road has

extended into the roof to provide 4No. hipped roof dormer windows.

RELEVANT SITE HISTORY

BR/358/84	Loft conversion and rear extension	Refused 16-05-1984
BR/565/84	Loft conversion and rear extension	Approve Cond 18-07-1984

REPRESENTATIONS

Representations received:

Bognor Regis Town Council
No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 application property is located within the built-up area boundary where the principle of new development is acceptable, subject to the proposal having an acceptable impact on visual and residential amenity.

In design terms, the 5No. proposed dormer windows, although large, are hipped in order to reduce their scale and bulk, and are reasonably well integrated into the roof slope. The rear extension maintains the ridge height and eaves height of the existing property and is visually integrated. The front extension will add interest to the front elevation of the property and is visually subservient. The side extension replaces an existing single storey lean-to.

The current scheme has been amended to omit a large side extension and replace it with 1No. hipped roof dormer window on the west roofslope (2.8 x 1.9 x 2 metres) in addition to another dormer on the west roofslope, and a single storey lean-to extension (2.1 x 5.3 x 3 metres). The revised scheme is considered to be visually subservient to the dwelling and will have less overbearing impact on the streetscene and the visual amenity of the locality.

With regard to residential amenity, the side facing dormer windows are positioned so that any overlooking will be of the roof slopes of adjoining properties at Nos 9 and 15 Ivydale Road. The proposed front, side and rear extensions are not considered to give rise to any adverse overlooking, or loss of privacy or outlook to the neighbouring properties.

It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans : 11ivy/hb/lw/001 Proposed Elevations, Floor Plans, Roof Plans, Sections AA BB, Block and Location Plan, received on 16 December 2011.

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 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7, GEN2, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.