## PLANNING APPLICATION REPORT

**REF NO:** **BR/251/09/**

**LOCATION:** 5 Westway
Bognor Regis

**PROPOSAL:** Two storey and single storey extension to the side and rear.

### SITE AND SURROUNDINGS

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|---|---|
| DESCRIPTION OF APPLICATION | The two storey extension measures approximately 2.7m in width, 10.3m in depth and 7.5m (maximum) in height.<br><br>The single storey extension measures approximately 3m in width, 3.7m in depth and 3.9m (maximum) in height. |
| SITE AREA | Approximately 345 square metres. |
| RESIDENTIAL DEVELOPMENT DEN | N/A |
| TOPOGRAPHY | Predominantly flat |
| TREES | Two conifer trees to be removed in front garden but of no significance. |
| BOUNDARY TREATMENT | Front boundary has wall + trellis and wooden entrance gates approximately 1.8m in height, rear boundary has close boarded fencing approximately 2m in height, west side boundary has close boarded fencing approximately 1.5-1.8m in height, east side boundary has close boarded fencing approximately 1.8m in height. |
| SITE CHARACTERISTICS | Detached two storey property with single garage on west side boundary. Wooden shed in rear garden. The property has red brickwork on lower level, rough rendered walls painted cream on upper level, white window frames with a red tiled roof. |
| CHARACTER OF LOCALITY | Residential comprising predominantly detached properties of various styles and designs. |

### RELEVANT SITE HISTORY

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 the Built Up Area Boundary

## DEVELOPMENT PLAN POLICIES

| | | |
|---|---|---|
| South East Plan: | | |
| Arun District Local Plan: | GEN2 | Built-up Area Boundary |
| | GEN7 | The Form of New Development |
| | DEV19 | Extensions to existing residential buildings |

## PLANNING POLICY GUIDANCE

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|---|---|
| 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 detached two storey property has an existing single storey garage on the west side elevation and this is to be demolished and replaced with a two storey and single storey extension.

The two storey element will be sited approximately 0.9m from the west side boundary and will

extend the whole depth of the property and the roof will be approximately 0.3m higher than the existing roof line. The accommodation will comprise a garage with kitchen and utility room on the ground floor with two bedrooms above. The single storey element which has a pitched roof will extend beyond the rear wall of the property by approximately 3.4m.

The neighbouring property to the east No 7 is located approximately 15m away and the two storey properties to the west of the site Nos 2 and 4 Elmwood Avenue are located approximately 16m from the proposal. The two storey element has a window at first floor level on the west side elevation that serves the bathroom. If approved, a condition will be imposed that this be obscure glazed and fixed to be non-opening.

Due to adequate distance to neighbouring properties and adequate boundary screening it is not considered that the proposal would detrimentally harm the occupiers by way of overbearing effect, overshadowing, overlooking or loss of privacy.

The extension is considered to be of an acceptable size and height that is visually subservient to the main dwelling, would not be obtrusive in the street scene or out of keeping with 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 The materials and finishes of the external walls and roof of the extension(s) 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.

3 The bathroom window on the west side elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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

4 This permission relates to the following approved plans Drg No. 09975/1, 09975/4, 09975/5 dated 8th October 2009.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 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.