PLANNING APPLICATION REPORT

REF NO: **BR/251/10/**

LOCATION: 2 Southdown Road
Bognor Regis

PROPOSAL: Extension to the north elevation first floor and extension to the back of the existing garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 392 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 ranging between 1-2m in height.
SITE CHARACTERISTICS	The site is a detached two storey dwelling, with a pitched roof and gable feature bay windows to rear. There is a verandah to side and rear. The windows are timber framed and painted grey, the roof is plain tiled and the walls pebble dash rendered.
CHARACTER OF LOCALITY	The site is located in a residential are of predominantly two storey detached and semi-detached dwellings of a traditional style.

RELEVANT SITE HISTORY

BR/169/99/	Outline application for proposed new 2 bedroom house and 2 no car parking spaces. House area 51.1sq metres It is intended to restrict fenestration to the east elevation with obscure windows to the north and west elevations	Refused 07-09-1999
BR/389/05/	1 No. 2 bed dwelling	Refused 14-12-2005 **Appeal: Dismissed 08 09 2006**

BR/280/09/	Vertical extensions to the South and North elevations, loft conversion, replacement of the existing car compound and its timber roof with a garage to accommodate 2 cars in tandem position & raising of the existing fencing to varying heights of 2m to 2.4m with 2 new access gates to Southdown Road.	Refused 08-01-2010 **Appeal: Dismissed**
BR/162/10/	Vertical extensions to the South and North elevations, loft conversion, replacement of existing car compound and its timber roof with a garage to accommodate 2 cars in tandem position and raising of the existing fencing to varying heights of 2m to 2.4m with 2 new access gates to Southdown Road. This is a resubmission of BR/280/09/.	Refused 19-08-2010
BR/688/84	Single storey extension to existing dwelling forming entrance porches shower toilet and utility rooms	Approve Cond 29-08-1984

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

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

This application seeks planning permission for a first floor extension to the northern side of the dwelling and an extension to the rear of the existing garage at 2 Southdown Road.

The proposed first floor extension measures approximately 1.25m in depth and 7.9m in width, and would have an eaves height of approximately 5.1m, flush with that of the existing dwelling. The main roof of the existing house will be altered to accommodate the proposed extension, but its overall height will remain unchanged.

It is considered that the proposed extension, by reason of its siting, scale and design, would be in keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality.

The relatively modest depth of the proposed extension is such that it is not considered to have a significant impact on the residential amenities of the occupiers of the dwelling to the north, no.29 Burnham Avenue.

The extension will include the addition of two obscure glazed windows at first floor level to serve the landing and bathroom. It is considered appropriate to recommend a condition stating that these windows remain obscure glazed, in order to prevent overlooking into the rear garden of no. 29 Burnham Avenue.

The proposed garage extension would measure approximately 4.5m in depth, 2.9m in width, and would have a flat roof flush with that of the existing garage, reaching a maximum height of approximately 2.7m. The relatively minor nature of the proposed garage extension is such that it is not considered to have a significant impact on either 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 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, location and block plans, proposed floor plans, elevations and roof plans, received 10th September 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 first floor windows on the northern elevation of the building shall at all times be glazed with obscured glass.

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

4 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: GEN2, GEN7, 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.