PLANNING APPLICATION REPORT

REF NO: **BR/286/10/**

LOCATION: 29 Hillsboro Road
Bognor Regis

PROPOSAL: Ground floor kitchen and dining extension with first floor bedroom over.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension measures approximately 3.4m in width, 4m in depth and 7.3m (maximum) in height.
SITE AREA	Approximately 330 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has entrance gates + fence approximamtely 1.2m in height, rear has close boarded fencing approximately 1.8m in height, side boundary to No 27 close boarded fencing approximately 1.8m in height, side to No 31 close boarded fencing + shrubs/hedging approximately 1.8m-2.5m in height.
SITE CHARACTERISTICS	Detached two storey property with attached garage on north side, covered lean-to on southern side, wooden shed in rear garden. The property has smooth rendered, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising semi-detached, detached two storey and detached bungalows of various styles and designs.

RELEVANT SITE HISTORY

BR/115/10/	Ground floor kitchen & dining extension with first floor bedroom over.	Refused 05-07-2010

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 Built Up Area Boundary
No Public Sewer

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

The detached two storey property has a single attached garage on the northern side and the application seeks to construct a two storey extension to the rear of this structure which will create kitchen and dining room at ground floor with office above. This is a re-submission of a previous application BR/155/10 which was refused due to its height and close proximity to the neighbouring property No 31.

The proposed extension which will be sited behind the existing hipped roof garage will be approximately 3.4m in width, depth of 4m and a maximum height of 7.3m. It will be set in line with the rear of the existing dwelling and the roof height will be approximately 1m lower than the existing roof height. The proposed extension is visually subservient to the main dwelling and would not be obtrusive in the street scene or out of character and appearance with the surrounding residential area.

The proposed extension would have the most impact on the neighbouring property to the north No 31 which is a detached bungalow and this property is sited approximately 0.85m away from the proposed extension. There is a window on the side elevation of the bungalow which serves a bedroom and the proposed extension would be positioned adjacent to this window. A letter had been submitted on the previous application BR/115/10 from the occupiers of No 31 who stated that they had no objection to the extension. There is an existing fence with trellis to a height of approximately 2.6m on the north side boundary and this has now been annotated on the submitted plans. Due to the position of the window the proposed fencing would partially obscure this window so it is not considered that the flank wall of the extension would create an overbearing affect or harmful overshadowing than currently exists.

It is therefore recommended to approve the application, 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: Site/Block Plan Drg No 4266/01, Floor Plan/Roof Plan Drg No 4266/4A, Floor Plans Drg No 4266/6A, Elevations Drg No 4266/5, Sections Drg No 4266/7 received on 22nd 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 materials and finishes of the external walls and roof of the extension 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.

4 No windows shall be constructed above ground floor in the east side elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

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

5 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.