PLANNING APPLICATION REPORT

REF NO: **BR/295/09/**

LOCATION: First Floor Flat
32 Victoria Drive
Bognor Regis

PROPOSAL: Two storey side extension to enclose stairs and replace existing external staircase

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 456 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging approximately 1.8m high to front and sides
SITE CHARACTERISTICS	The site is two storey detached brick faced dwelling with a plain tiled hipped roof. The building has been converted into flats, and there is an existing external staircase on the northern elevation of the building.
CHARACTER OF LOCALITY	The site is located on a residential road of properties of various style.

RELEVANT SITE HISTORY

BR/272/08/	Replacement PVCu window, infill PVCu patio slider.	Approve Cond 30-10-2008
BR/18/61	Conversion to 3 self contained flats	Approve Cond 07-03-1961
BR/18/61/A	Outline flats	Refused 22-11-1961
BR/18/61/B	Outline flats	Refused 12-01-1962
BR/18/61/C	Outline block of flats	Approve Cond 05-03-1962

BR/18/61/D	2 self contained flats	Approve 20-12-1963
BR/18/61/E	2 Garages	Approve 06-07-1964

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

Noted

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Area of Special Character

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
	AREA1	Areas of Special Character

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 permission for the construction of a two storey side extension to accommodate a stair case at 32 Victoria Drive. The proposal would replace an existing external staircase.

The proposed extension would have a flat roof and would measure, at maximum, approximately 1.3m in width, 6.5m in depth, and 5.4m in height. It is therefore considered that by reason of its scale, design and materials, the proposed extension would be in keeping with the existing dwelling and as such will not have a significant effect on the visual amenities of the locality.

The proposed extension will only project a further 1.3m from the northern (side) elevation of the building, and as such it is not considered that the proposed development would have an overbearing impact on the property to the north, no. 34 Victoria Drive, the flank of which is approximately 10m away.

The proposed extension would contain a window at first floor level, however there is an existing window in the same position at first floor level, and it is therefore considered that the window proposed would not result in any additional overlooking. Indeed, the proposed extension will enclose the staircase and therefore mitigate any potential overlooking in comparison to the existing open external staircase.

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 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.

3 This permission relates to the following approved plans; location and block plans, proposed floor plans and elevations, received 27th 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.

4 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, AREA1

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.