

PLANNING APPLICATION REPORT

REF NO: BR/313/09/

LOCATION: 25 Wellington Road
Bognor Regis

PROPOSAL: Renewal of unimplemented planning permission BR/346/06/ to remove existing garage and replace with two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 410 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 approximately 1.5- 2m in height
SITE CHARACTERISTICS	The site is a two storey detached dwelling with white painted rendered elevations and a plain tiled hipped roof. The windows are of leaded upvc.
CHARACTER OF LOCALITY	The site is located on a residential road of predominantly two storey detached dwellings of various style.

RELEVANT SITE HISTORY

BR/346/06/	Remove existing garage and replace with two storey side extension.	Approve Cond 21-12-2006
------------	--	----------------------------

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

South East Plan:

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development 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 is an application seeks to renew planning permission for a two storey side extension which was approved under BR/346/06.

The proposed extension would replace an existing garage. The existing garage has a flat roof and is located on the western side of the dwelling.

The proposed garage would be of the same width and depth as the existing, but would be recessed approximately 0.25m from the western boundary, whilst the existing abuts this boundary. The first floor element of the extension would be recessed approximately 1.25m from the boundary. The extension has a hipped roof, with a false hip to the front and side where the first floor is recessed from the ground floor.

The extension, by reason of its scale and design, is considered to be in keeping with the existing dwelling, and the space maintained at first floor level is such that it is not considered to disrupt the pattern of the street scene.

The proposed extension contains no windows on its side elevation, and as such it is not considered to give rise to overlooking. The relatively narrow depth of the proposed extension is such that it is not considered to have a significantly overbearing impact on the occupiers of the neighbouring property, no. 27 Wellington Road.

The proposed development is not considered to have a significant effect on either the visual or residential amenities of the locality. Furthermore, there are no other circumstances, such as change in policies, which would warrant a decision different to that previously. 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 plans approved as per BR/346/06, including location and block plans, proposed floor plans and elevations received 9th November 2006.

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 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.