

**PLANNING APPLICATION REPORT****REF NO:** BR/313/11/**LOCATION:** 236 Hawthorn Road  
Bognor Regis**PROPOSAL:** Single storey extension**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                                                                                                           |
| SITE AREA                   | Approximately 810 sq metres                                                                                                                                                                        |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                 |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                     |
| BOUNDARY TREATMENT          | Close boarded timber fencing, approximately 2 metres high to north and west boundaries. Brick wall and fencing, approximately 2.5 metre high, and mature trees to boundary fronting Hawthorn Road. |
| SITE CHARACTERISTICS        | Two and half storey semi-detached dwelling with white render, pebbledash elevations with mock-Tudor detailing. Hipped, tiled roof.                                                                 |
| CHARACTER OF LOCALITY       | Main road comprising predominantly residential properties of various style and design.                                                                                                             |

**RELEVANT SITE HISTORY**

|             |                                                                                                   |                               |
|-------------|---------------------------------------------------------------------------------------------------|-------------------------------|
| BR/203/02/  | Outline application for additional house with garage, plus replacement garage for existing house. | Refused<br>06-09-2002         |
| BR/133/03/  | 1 Chalet bungalow                                                                                 | Refused<br>02-07-2003         |
| BR/181/07/T | Application to fell 1 x Copper Beech                                                              | PP Not Required<br>30-07-2007 |
| BR/197/10/  | Single storey side extension                                                                      | Approve Cond<br>27-08-2010    |

|             |                                                                                                                      |                            |
|-------------|----------------------------------------------------------------------------------------------------------------------|----------------------------|
| BR/355/10/  | Single storey side extension with pitch roof (amendment to BR/197/10/)                                               | Approve Cond<br>14-02-2011 |
| BR/264/11/T | Removal of several small branches overhanging the pavement by 2.5m to 2 no Ash trees, 1 no Sycamore & 1 no Bay tree. | Approve Cond<br>11-01-2012 |
| BR/128/54/A | Garage                                                                                                               | Approve Cond<br>27-04-1955 |

#### **REPRESENTATIONS**

**Representations received:**

Bognor Regis Town Council

No objection.

**Comments on Representations received:**

Comments noted.

#### **CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

#### **POLICY CONTEXT**

Designation applicable to site:

Class C Road

Tree Preservation Order

Public sewer on site

Within built-up area boundary

#### **DEVELOPMENT PLAN POLICIES**

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**

The proposed extension would be sited on the flank (southern) elevation of the semi-detached property, projecting to a width of 7.7 metres into the garden. The extension would follow the line of the western boundary and would taper to a minimum depth of 3.4 metres at a height of 3.2 metres height under a flat roof with glazed roof lantern. The extension would be rendered to match the property.

The property has been extended and altered previously with the addition of a pitch roof single storey side extension and flat roof extensions. The extension would be recessed behind the existing side extension towards the rear of the plot. The property occupies a large, corner plot (approximately 810 sq metres) with a wide frontage onto Hawthorn Road with gardens to the front and side. The site is well screened by high boundary fencing, walls and mature trees, such that there would be minimal streetscene impact along Hawthorn Road or the visual amenities of the surrounding area.

The location of the side extension is such that it would not be sited in proximity to any of the neighbouring properties. The proposal would have no adverse impact on neighbouring amenity.

It is therefore considered that the siting, scale and design of the extension is such that it would be unobtrusive and would have no adverse impact on visual amenity or the amenities of neighbouring properties. It is recommended that planning permission is granted, 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 development hereby approved shall be carried out in accordance with the following approved plans: Site and Block Plan, Drawing 6578/01A Existing Ground Floor Extension, Drawing 6578/03 Existing Elevations and Roof Plan, Drawing 6578/02A Proposed Ground Floor Plan and Section A-A, Drawing 6578/04A Proposed Elevations and Roof Plan, received on 21 December 2011.

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 dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 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: GEN7, GEN2, 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.