

REPORT UPDATE

Application No :	BR/324/07/
Agenda Page No :	154-158
Reason for the Update - Amended plans and Recommendation sheet Amended plans have been submitted, which detail the 2 no. roof lights proposed to the west roof slope.	
Officer Comment: Condition 3 relating to amended plans has been added to the attached recommendation sheet.	
Note: Changes to recommendations, conditions and/or reasons for approval will always be accompanied by a new replacement recommendation sheet.	

BOGNOR REGIS

BR/324/07/

Ground floor utility & WC extension &
second floor bedroom, bathroom
extension

19a Scott Street
Bognor Regis

RECOMMENDATION

Approve Conditions

- 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 and roofs of the extensions and the hereby permitted shall match in colour and texture those of the existing building.

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.

- 3 This permission relates to the plans as submitted and amended by substitutedrawing number 3612/13 dated 15th January 2007.

Reason: For the avoidance of doubt.

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

STRUCTURE PLAN: LOC1, DEV1, CH1, CH5.

LOCAL PLAN: LOC1, DEV1, CH1, CH5.

NATIONAL POLICIES: PPS1, PPG15.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Application ref: BR/324/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Ground floor utility & WC extension & second floor bedroom, bathroom extension. 19a Scott Street, Bognor Regis.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.013 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	None to site frontage. 2m flint walling surrounds the rear of the application site. All measurements are approximate.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of cream painted smooth rendered walls and a brown tiled pitched roof.
CHARACTER OF LOCALITY	Residential cul-de-sac. The surrounding properties are varied in style and character. One, one-and-a-half and two storey properties. Detached, semi-detached and terraced. Row of Two-and-a-half storey terraced dwellings to the east side of the site, which are Grade II Listed.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/106/07/	Ground floor utility & WC, extension & 2 nd floor bedroom en suite extension.	Refused 25-05-2007
BR/208/07/	Ground floor utility & WC extension & 2 nd floor bedroom en suite extension (Re- submission following BR/106/07/).	Refused 24-08-2007.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	Objection: The development is over-intensive in a conservation area.
Local Groups	None
Others	None

Application ref: BR/324/07/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	No Objections to these proposed extensions. There will be no adverse effects on the setting of the Conservation Area or of the adjacent Listed Buildings.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, CH5.
 Arun District Local Plan: GEN2, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPG15 - Planning and the Historic Environment

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.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

COMMENT ON REPRESENTATIONS RECEIVED

The application site is not located within a Conservation Area.

ASSESSMENT OF PROPOSAL**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 the proposed extensions would not detrimentally effect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light and nor would it detract from the setting of the adjacent Grade II Listed Building, No. 19 Scott Street.

Application ref: BR/324/07/

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 proposal would involve the addition of a single storey rear extension, measuring 1.9m in width, 4.6m in length and 4.1m in height with a mono pitched roof. The proposal would also involve extending the rear end of the main roof from a hip to a gable end.

The application site is located towards the end of a residential cul-de-sac, being bordered by a detached bungalow to the west side and a neighbouring back garden to the rear of the site. The closest property to the east side of the site is a two-and-a-half storey terraced building, which is Grade II Listed.

The application follows two previous refusals on the site, the most recent of which was for 'ground floor utility & WC extension & 2nd floor bedroom en suite extension' (ref: BR/208/07/). This application was refused on the following grounds:-

'The proposed roof extension by reason of its flat roof design, mass, bulk and form would detract from the character of the existing building and the setting of the adjacent Grade II Listed Building, No. 19 Scott Street'.

The agent has attempted to address this reason for refusal by omitting the proposed dormer in the roof. It is considered that the current application has fully addressed the previous reason for refusal. The extension to the roof to form a gable end would be a relatively minor alteration and would not appear readily visible, when viewed from the street scene. Further, it is not considered that the roof extension would detrimentally affect the residential amenities of any neighbouring dwelling by way of overbearing effect or loss of light.

The proposed single storey extension would be positioned towards the rear of the property, being completely screened from the street scene by the main dwelling. It is considered that the proposal has been sensitively design to reflect the style and character of the main building. The proposed extension would be of a modest scale and size, having a mono pitched roof that would echo the roof line of the main dwelling. Taking into account the single storey nature of the proposal, together with the boundary treatment, it is not considered that the proposed extension would detrimentally affect the residential amenity of any neighbouring dwelling by way of overbearing effect, loss of privacy or loss of light.

It is therefore considered that the proposed extensions would represent an acceptable form of development that would not detract from the character of the area, or the setting of the adjacent Grade II Listed building. It is therefore recommended that the application is approved, subject to the conditions outlined overleaf.

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- 3 **INFORMATIVE:**

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