

PLANNING APPLICATION REPORT

REF NO: BR/331/10/

LOCATION: 237 Hawthorn Road
Bognor Regis

PROPOSAL: 1st floor extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension above the existing garage measures approximately 2.78m in width, 5.8m in depth and 4.5m (maximum) in height.
SITE AREA	Approximately 448 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has wall + close boarded fencing approximately 1m-1.2m in height, east side boundary has close boarded fencing + tree screening, west side boundary has close boarded fencing approximately 1.5m in height.
SITE CHARACTERISTICS	Detached two storey property with attached garage on western side and gravel driveway. The property has rendered walls painted cream, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Main road with residential properties of various styles and designs.

RELEVANT SITE HISTORY

BR/4/07/	Two storey extension.	Approve Cond 16-02-2007
BR/120/48	Alterations and additions	Approve 10-11-1948

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

Class C Road

Tree Preservation Order

PDR on BR/4/07 for two storey extension in relation to windows

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 application seeks to construct a first floor extension on the western side of the property which will comprise bedroom accommodation. A previous planning application BR/4/07 for a two storey extension on the same footprint was approved on the 16th February 2007 but this was never

implemented.

The proposed first floor extension which is to be built above the existing garage will be approximately 2.78m in width with a rear projection of 5.8m and a height of 4.5m which is no higher than the existing roof height. The neighbouring properties to the rear are sited approximately 22m away and the immediate property to the west No 239 is sited approximately 6.5m away. This property has an obscure glazed dormer window on the side of the property fronting the proposal. With the absence of windows on the western side elevation of the extension it is not considered that the proposal would detrimentally harm the occupiers of No 239 or any neighbouring property by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension is of an acceptable size and height and is set back from the front boundary by approximately 13m so it is not considered that the proposal would be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

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 following approved plans: Site/Block/Floor/Elevations Drg No 1 of 2, Roof Plan Drg No 2 of 2 received on 17th November 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 No windows shall be constructed in the west side elevation of the first floor 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.

- 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: 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.