BR/346/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Remove existing garage and replace with two storey side extension. 25 Wellington Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The existing garage has a flat roof and is located on the western side of the dwelling abutting the western side boundary. The garage is setback 6.4m from the front of the dwelling. The proposed garage has the same depth and siting as the existing but is narrower being setback off the western side boundary by 0.25m. A first floor side extension is proposed above the proposed garage. It is setback 0.9m from the front of the garage and 1.0m from the side of the garage giving it a side setback from the western boundary of 1.25m. The first floor extension has a pitched, hipped roof and there is also proposed a small pitch between the garage and first floor extension.
SITE AREA	Approximately 410m².
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	No trees to be effected.
BOUNDARY TREATMENT	Wooden fence along western boundary extending from 1.5m in height at the front of the property to 2.0m in height abutting the garage.
SITE CHARACTERISTICS	A two storey detached dwelling with standard front and side setbacks on a standard sized plot. The walls are formed of brick and pebble dash render and roof of concrete tiles.
CHARACTER OF LOCALITY	A predominantly residential area comprising mostly two-storey semi-detached dwellings which are closely spaced together. The subject dwelling and the dwellings to either side are each very similar in design and layout, being two storey with a single storey garage to the west. As such, the spacing of the dwellings is identical and recognisable within the streetscape given the alternative consistently spaced semi-detached dwellings which dominate the remainder of Wellington Road.

RELEVANT PLANNING HISTORY

BR/346[redacted]6/

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Parish Council	No objection
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Bognor Regis Town Centre Regeneration Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7, DEV19, SITE2

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted

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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal is considered to comply with relevant Development Plan policies in that it would have minimal materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 has a sympathetic design that relates closely to the design of the existing dwelling and integrates effectively into the existing streetscape.

It is not considered that there will be any detrimental impacts upon the amenity of the neighbouring property to the west. This dwelling is setback approximately 1.0m from the common side boundary and has a 1.5m wide window at ground floor level. It not considered that this window will be negatively effected by the proposal since the proposed garage is now setback off the side boundary by 0.25m and the first floor element will be setback from the side boundary by 1.25m allowing sufficient light to continue to reach the neighbouring ground floor window at all times. There is a 1.0m wide service window located at the first floor on the neighbouring property which should also not be detrimentally affected by the proposal through overshadowing, overlooking or creation of visual bulk.

The proposal is considered to satisfy the requirements of Policies GEN7 and DEV19 of the Arun District Local Plan and it is therefore recommended that the application be approved, subject to the conditions set out overleaf.

BOGNOR REGIS BR/346/06/

Remove existing garage and replace with two storey side extension.

25 Wellington Road
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).