

PLANNING APPLICATION REPORT**REF NO:** BR/349/10/**LOCATION:** 55 Victoria Road
Bognor Regis**PROPOSAL:** Two storey rear extension to provide study at ground floor and additional bedroom at first floor**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed two storey rear extension measures approximately 4.2m in width, depth of 3.7m and a maximum height of 6.5m.
SITE AREA	Approximately 898 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.5m-2m in height, east side boundary has wall approximately 1.8m in height, rear boundary has wall approximately 1.5m-1.8m in height, west side boundary close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property with red tiled porch and single storey front extension. Delapidated outbuilding in front garden, detached double garage to front eastern boundary with tarmac driveway. The property has brown brickwork on lower level, pebbledash on upper level, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached and semi-detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/132/52	Alts & adds	Approve 02-09-1952
BR/304/80	Extension for shower room and storage	Approve Cond 07-05-1980

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No objection

A quorum was not present at the Planning and Licensing Committee Meeting scheduled to be held on Tuesday 21st December 2010. In accordance with Standing Orders and the Procedures of the Council, the Councillors recommended that the Acting Town Clerk make representation to the District Council in respect of Planning Applications on List 49 and 50.

The Acting Town Clerk has considered the views of those Councillors who were available to express their views and have inspected the plans and applications. Under the powers delegated to the Acting Town Clerk (Council Minute 91 of 3rd September 1990) she agrees that the recommendations below shall be the recommendation of Bognor Regis Town Council.

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 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 detached property is sited on a L-shaped plot and has a double garage to the east side with tarmac driveway. The application seeks to construct a two storey extension on the rear northern boundary which will comprise a study on the ground floor with bedroom above.

The proposed extension will have a width of 4.2m, depth of 3.7m and a height of 6.5m which is lower than the existing roof height. The extension is considered to be of an acceptable size and height that is visually integrated with the existing building. The property to the rear 27 Wellington Road is located approximately 17m away and the property to the west No 32 Victoria Drive 10m away. With adequate distance and the absence of windows on the rear and west side elevation of the extension it is not considered that the extension would detrimentally harm the occupiers by way of overbearing affect and harmful overshadowing. The property to the east no 57 Victoria Road is positioned approximately 13m away from the proposed extension and there is a first floor window on the east side elevation which serves the bedroom. With adequate distance to this property it is not considered that the window would create any harmful overlooking or loss of privacy to the occupiers of No 57.

Due to its rear location the proposal would not be visible to the front of the site in Victoria Road, nor would it harm the established character and appearance of the surrounding residential properties.

It is therefore recommended to approve the application, 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 1:200/Location 1:1250 Drg No 051110/PL-03-A, Floor/Elevations Drg No 051110/PL-02 received on 30th 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 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 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.

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed in the north and east side elevation of the 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.

- 5 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.