APPLICATION REF: BR/34/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey extension to provide study, dressing room and shower (re-submission following BR/424/05), 23 Marshall Avenue, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed side extension will measure approximately 3m in width, 4.4m in depth and will be 7.1m (maximum) in height.
SITE AREA	Approximately 565 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat.
TREES	None affected by the proposal.
BOUNDARY TREATMENT	Dwarf brick wall + picket fencing to front boundary approximately 1.2m in height, side boundary to No 25 hedging 2m in height and side boundary to No 21 1.2m-1.5m close boarded fencing. Rear boundary 1.8m close boarded fencing, side boundary to No 25 hedging approximately 2m in height and side boundary to No 21 1.8m close boarded fencing.
SITE CHARACTERISTICS	Detached two storey property with detached garage at side and driveway. The walls are rendered white with a red tiled roof.
CHARACTER OF LOCALITY	Detached properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/173/62	Garage,	Permitted Development 04-09-1962.
BR/424/05	Two storey extension to provide study, dressing room and bathroom.	Withdrawn 16-01-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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

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

None.

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 it would have no 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

This application is a re-submission of BR/424/05 which was for a two storey extension that was sited to the boundary and was subsequently withdrawn as it did not comply with Policy DEV19. This subsequent application addresses this and the proposed single storey element of the side extension will be sited to the boundary with the neighbouring property No 25 and the second storey element will be inset from the boundary by approximately 1m and set back approximately 5m from the front of the

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CONCLUSIONS

dwelling. The design and style of the proposed extension fits well with the original dwelling and the neighbouring property No 25 has no windows on the side elevation which fronts the proposal and the extension has no windows on that side north elevation. The proposal is approximately 28m from the neighbouring property to the rear No 28 Normanton Avenue.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect or loss of privacy.

Furthermore, it is not considered that this proposal would be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

It is therefore recommended that permission should be approved, subject to the conditions set out overleaf.

BOGNOR REGIS BR/34/06/

Two storey extension to provide study, dressing room and shower (Resubmission following BR/424/05)

23 Marshall Avenue
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 No windows or other openings (other than those shown on the plans hereby approved) s be constructed in the north side elevation of the extension hereby permitted which adjoir the side boundary with No 25 Marshall Avenue 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 wi policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.