

BR/386/07**PLANNING APPLICATION REPORT**

DESCRIPTION/	- Ground floor rear extension
ADDRESS	29 Orchard Way, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed addition will measure approximately 5.6 metres in length by approximately 3.5 metres in width and will stand at a height of approximately 2.8 metres in height.
SITE AREA	Approximately 226 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposal.
BOUNDARY TREATMENT	There is approximately 1.8 metre high wood panel fencing on the eastern and southern boundary of the rear garden and an approximately 0.8 metre high wood stake and wire fence on the western boundary which appears temporary.
SITE CHARACTERISTICS	The site is occupied by a 2 storey semi detached dwelling which has been converted to have a ground floor and first floor flat. The building has red brick elevations with rough render stripes running through. There is currently a timber lean to style extension at the rear of the site which is in a poor state of repair. There is a wooden shed on the western side of the rear garden.
CHARACTER OF LOCALITY	The site is located on a residential road in a residential area which is characterised by detached bungalow dwellings many or rich have had side/rear extensions and/or roof alterations.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection.
Local Groups	None.
Other	None.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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.
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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:- <i>"If under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

BR/386/07**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 applicant seeks permission to construct a single storey, flat roof extension to the rear of their property. The addition will measure approximately 5.6 metres in length by approximately 3.5 metres in width and will be approximately 2.8 metres in height. The addition will replace an existing single storey timber lean to style extension at the rear of the dwelling.

The proposed extension will be lower than the roofline of the existing dwelling and be located at the rear of the property and as a result of this it is considered that the proposal will not make a visual intrusion towards the street scene at Orchard Way. Further, it is noted that many of the properties in the vicinity, including No. 31 Orchard Way which is next door, have rear extensions similar to the proposed one in terms of scale. As such it is considered that the proposed work will be in keeping with the character and appearance of the surrounding area.

It is considered that the proposal is sympathetic towards the existing dwelling in terms of design and scale. The dimensions of the proposal are considered to be such that it will appear subservient to the main dwelling. Further, the finishes of the external walls of the proposal will use materials that will match those used on the existing dwelling and this is considered to assist the visual integration of the proposal. Further, the proposal will replace an existing rear extension that is considered to be of poor design and in disrepair and the proposal is seen as an improvement to this.

The proposal will be to the east and west of the nearest neighbouring properties respectively. The proposal will be alongside a rear single storey extension belonging to the adjacent property to the east and will extend roughly as far to the rear. The eastern elevation of the proposal will be a flank wall. Owing to this, and the single storey height of the proposal, it is considered that there will be no significant level of overlooking, overbearing or overshadowing effect towards the property to the east. The single storey height of the proposal and the fact that the western elevation is a flank wall is considered to ensure that the amenities of the property to the west will be preserved and there will be no unacceptable level of overlooking, overshadowing or overbearing affecting the property to the west. The only windows of the proposal will be positioned on the southern elevation which faces down a relatively long garden towards land uses as allotments with no residential properties within the immediate area in that direction.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION

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TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: BR/386/07/

1**To Addressee****2****Site Address**29 Orchard Way
Bognor Regis**3****Description of Development**

Ground floor rear extension

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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

Case Officer: Mr J Smith