BR/389/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Loft conversion with front and rear dormer. 40 William Street, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Front dormer will measure approximately 3.7m in width and will project approximately; 2m in depth and 1.6m in height from the roofslope. Rear dormer will measure approximately 4.7m in width and will project approximately; 3.5m in depth and 2.5m in height from the roofslope.
SITE AREA	Approximately 0.008 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front lies on pavement. Rear is kept by approximately 2m high close boarded fence topped brick wall.
SITE CHARACTERISTICS	A two storey semi-detached dwelling formed of brown brick walls and a brown pantiled pitched roof.
CHARACTER OF LOCALITY	A residential road comprising similar style semi-detached and terraced dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	~~Awaited~~ 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

BR/389/06/

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~~ 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."

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 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 proposal comprises the addition of front and rear flat roofed dormers that both measure almost the full width of the dwelling. The front dormer is smaller and set back further in the roofslope to minimise its impact in the street scene. Whilst relatively bulky, the rear dormer is not considered unacceptable in scale, style or design. Neither dormer is considered to be out of character with the surrounding area due to the presence of several other dormers in the vicinity.

In terms of residential amenity, this proposal is not considered to cause detrimental harm by way of overbearing, overshadowing or overlooking. This is due to the front dormer facing out

BR/389/06/

CONCLUSIONS

across the street, and the rear dormer being located at a distance of approximately 20m to the dwelling to the southwest. Whilst accepted that neighbouring gardens will be visible, this is already the case from first floor windows.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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

ARUN DISTRICT COUNCIL:BR/389/06/ 08/01/2007

BOGNOR REGIS BR/389/06/

Loft conversion with front and rear dormer

40 William Street
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).

2 The materials and finishes of the external cheeks and face of the dormers 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.