BR/391/05

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Extension of existing residential house to provide four additional ensuite bedrooms. 124 - 128 Aldwick Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey extension on rear east side of existing house to provide four additional bedrooms measuring 14.2m x 5.3m at its widest point. The proposal would be 7m in height.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A Predominantly flat.
TOPOGRAPHY	
TREES	None of any significance affected.
BOUNDARY TREATMENT	To 120 (Ashley House) 1.8m high wall painted.
SITE CHARACTERISTICS	Detached building - cream painted elevations. Pantile roof. Single storey garaging and storage buildings adjacent to boundary on Ashley House site. Area hard surfaced. First, second and ground floor windows in end elevation of Ashley House extension.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/178/92	Erection of PVCu conservatory at rear of No. 126.	Approved Conditionally 3rd August 1992
BR/763/79	Extension to north elevation for three bedrooms ground floor. One bedroom first floor alterations.	Approved Conditionally 21st November 1979

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class 'B' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7, DEV20

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the relevant development control 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 there would be no materially adverse effect on visual or residential amenity or the character of the 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 two storey extension would not be readily visible in the street scene since it would be screened from view by the existing building to the west and front of the site. It is also set back from the site frontage behind the original two storey building which straddles the site frontage so it would only be glimpsed from the east. There would be no material change to the character of the neighbourhood or the street scene. The size of the extension would not be significant in terms of the extent of the existing development on the site and the amount of development currently occupying the site.

With regard to residential amenity, the only property affected is no. 120 to the east. This property is

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CONCLUSIONS

an established home and has garages and a storage building immediately adjacent to the boundary. The house has some windows in the side elevation facing onto the application site, but this part of the building is 10m from the proposal. There are no windows indicated on the side of the proposed extension so no loss of privacy would result. The adjoining windows are 10m away from the flank wall proposed which would provide an adequate distance to prevent overshadowing and overbearing effects causing material harm.

The proposal therefore accords with Policy DEV20 of the Local Plan in that it is not detrimental to the amenities of adjoining properties or give rise to a material change in the character of the neighbourhood or the street scene.

The application is recommended for approval subject to the conditions set out overleaf.

BOGNOR REGIS BR/391/05/

Extension of existing residential home to provide 4 additional ensuite bedrooms.

124-128 Aldwick Road
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2 No windows shall be constructed at first floor level in the east elevation of the extension hereby permitted which adjoins the side boundary with 120 Aldwick Road, Ashley House 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 DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.