BR/398/05

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Rear dormer window. 17 Stratton Court, Felpham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed rear flat roof double dormer measuring approximately; 6.8m in width, 2.2m in height and 4.4m in depth. One roof light is proposed on the front elevation.
SITE AREA	Approximately 348 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	The rear side boundaries are kept by 1.8m high close boarded fencing, far rear boundary by 1.5m high close boarded fencing (all measurements approximated).
SITE CHARACTERISTICS	Semi detached bungalow with red/pink brick elevations, pitched roof with brown ridge tiles and garage and conservatory.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of similar style bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

BR/398/05

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : 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 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.

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 legislative background.

CONCLUSIONS

The properties within Stratton Court are of similar design and scale; currently no roof lights exist to the front of any neighbouring property in the immediate area, however the adjoining property has a similar double flat roof dormer to the rear.

The proposed rear dormer is of acceptable design and scale and mimics that of the existing double flat roof dormer to the adjoining property. Efforts have been made to make the dormer appear visually subservient to the existing building by stepping it down from the height of the existing ridge by 0.1m and up from the eaves by 0.7m.

No adverse overlooking is likely to occur as a result of this proposal as to the rear of the site the Lidsey Rife and associated open countryside exists. The roof light to the front of the property is set approximately 2.2m above the eaves which would greatly limit views in and out; it would be used for

BR/398/05

CONCLUSIONS

light and ventilation and would therefore not need to be obscured glazed.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area as it is to the rear of the property and the adjoining property already has a very similar addition.

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

BOGNOR REGIS	BR/398/05/
Rear dormer window	17 Stratton Court Felpham

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).