BR/401/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey front porch and bathroom extension 62 Chestnut Grove, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a front porch extending 1.5 metres to the front of the property.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat.
TREES	None.
BOUNDARY TREATMENT	None, hard surfaced car parking to front.
SITE CHARACTERISTICS	Terraced house, painted brick.
CHARACTER OF LOCALITY	Residential, terraced housing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
~~None~~ Environment Agency	The agency has assessed this application as low environmental risk

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development

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POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours and the street scene.

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 the proposed porch only extends 1.5 metres forward of the dwelling and will not have a visually adverse effect on the street scene and will not cause any demonstrable harm on neighbours such as overlooking or overshadowing.

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 proposed front porch will not cause any demonstrable harm on neighbours, the extension is 0.7 metres forward of the adjacent neighbour and therefore this would not create any adverse overshadowing.

The design is in keeping with the property and therefore would not cause any adverse visual effects in the street scene.

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

BOGNOR REGIS BR/401/06/

Single storey front porch and bathroom extension

62 Chestnut Grove
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 walls and roof of the building 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.