

BR/402/05**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- First floor extension 16 Glenway Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	First floor hipped roof rear extension to measure (at maximum) approximately; 4.9m in height, 2.5m in length, and 4.5m in width
SITE AREA	250 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary kept by brick wall approximately 0.1m in height. Side and rear boundaries kept by close boarded fencing approximately 1.8- 2m in height
SITE CHARACTERISTICS	Two storey detached property with pebble dash finished walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with two-storey properties similar in style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Town Council	No objection
LOCAL GROUPS	None
One letter of objection	The existing extension (west elevation) already blocks a considerable amount of natural light to our house. The proposed extension will completely block our light. The proposal window on the west elevation appears to directly look into our bathroom
One letter of representation	We note that drawings have been submitted to you bearing our name, but not produced by use. Our name should be removed.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection

BR/402/05**POLICY CONTEXT****DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary

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

Letter of representation noted. However the issue is a private matter.

Letter of objection noted. It is accepted the proposal would result in a larger built form to the rear of the property. However given retention of approximately 3m between proposal and west boundary, any overbearing or overshadowing resulting from the proposal onto the neighbouring property to the west is considered minimal.

The proposed first floor window in the west side elevation is to be inserted in the existing property. In the absence of any restrictive conditions relating to the existing property, the insertion of windows in the existing property is not under the control of and can take place without the prior consent of the Local Planning Authority.

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 residential character of the surrounding area

OTHER MATERIAL CONSIDERATIONS

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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

Given retention of approximately 10m between proposal and rear boundary and presence of first floor windows in the existing rear elevation, any adverse overlooking, loss of privacy, overbearing, overshadowing resulting from the proposal onto the neighbouring rear property, greater than that currently experienced, is considered minimal.

Given retention of approximately 3m between proposal and west boundary and absence of windows in the west elevation of the proposal, any adverse overlooking, loss of privacy, overbearing, overshadowing resulting from the proposal onto the neighbouring property to the west is considered minimal.

Given retention of approximately 1m between proposal and east boundary and absence of windows in the east elevation of the proposal, any adverse overlooking, loss of privacy, overbearing, overshadowing resulting from the proposal onto the neighbouring property to the east is considered minimal.

To further minimise any adverse loss of privacy or unacceptable overlooking onto the neighbouring side properties, it is recommended condition be attached to any approval ensuring no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the side elevations of the extension hereby permitted without the prior permission of the Local Planning Authority.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, loss of privacy, and unacceptable overlooking.

Further, it is considered that the proposal would not be obtrusive in the street scene and would not conflict with the established character of the area.

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



BOGNOR REGIS

BR/402/05/

First floor extension

16 Glenway
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 extension 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.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the side elevations of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 4 This permission relates to the amended plans submitted on 22-12-2005 and not to the plans originally submitted.

Reason: For the avoidance of doubt.

