

PLANNING APPLICATION REPORT

REF NO: BR/54/09/

LOCATION: 7 Parkway
Bognor Regis

PROPOSAL: Rear and side single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 380 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	One Sycamore tree
BOUNDARY TREATMENT	A close boarded fence surrounds the perimeter of the garden, measuring approximately 1.8 in height to the rear and on the western side. The fence is approximately 1.5 metres high on the eastern side of the site. To the front there is a hedge approximately 1.5 metres high.
SITE CHARACTERISTICS	The site is a detached property with a plain tiled hipped roof. The elevations have a red brick lower and white rendered upper. There is an existing flat roof extension to the side/rear.
CHARACTER OF LOCALITY	The site is located on a residential road of two storey properties of various style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection. However concerns were expressed over the proximity of this extension in relation to the neighbouring property.

Comments on Representations received:

Noted. The height of the proposed extension is such that it is not considered to have a significantly over bearing impact on the neighbouring property.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Permitted Development Restriction.
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 DEV1 CH1	Locational Strategy High Quality Development Character
Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings

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.

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 the 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 application seeks to construct a single storey extension to the rear and side elevations of 7 Parkway. There is an existing flat roof garage adjoining the main dwellinghouse where the replacement side extension is to be located.

The proposed extension would measure approximately 9 metres in width at the rear, project 4 metres from the existing rear elevation. From the side elevation, the proposed extension would measure approximately 10.5 metres in depth, and 3.75 metres in width. The side extension would have a flat roof approximately 3.15 metres high. The rear extension has an unusual roof design, essentially composed of two symmetrical pitched elements reaching a maximum height of approximately 3.7 metres.

The elevations of the proposed extension would be constructed with face brick work to match existing. The pitched roof would be constructed with contrasting interlocking tiles and the flat roof of felt, the same as that existing.

It is considered that the proposed extension, by reason of its scale, design and materials, would not be incongruous to the existing dwelling.

A substantial part of the extension is located to the rear of the property, whilst the section to the side is to have a flat roof, the same as that of the existing garage. The appearance of the front of the property will not be dramatically altered and as such it is considered that the proposed development will not have a significant effect on the street scene.

The proposal includes the felling of a Sycamore tree, which appears to be relatively young. Whilst there is a Tree Preservation Order on the site, it is a blanket Order made in 1958. The District Arboriculturist has been consulted that the Sycamore tree is not mature enough to be covered by this Tree Preservation Order and therefore raises no objection to its felling. The Sycamore tree is located adjacent to the south western side boundary of the site, within the rear garden of the property. Its size and position is such that it is not considered to be of high amenity value and therefore its felling would not have a significant effect on the visual amenities of the area.

The proposed extension would contain 6 rooflights, a window on the side elevation and a substantial amount of glazing to the rear. However the single storey nature of the dwelling is such that it is not considered to have a significant impact on the residential amenities of the neighbouring dwelling by means of being over bearing or giving rise to overlooking.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 This permission relates to the plans as submitted and amended by substitute site plans dated 30th March 2009.

Reason: For the avoidance of doubt.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development

Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC1, CH1

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.