

PLANNING APPLICATION REPORT

REF NO: BR/56/10/

LOCATION: 2 The Cottages
11-15 Sturges Road
Bognor Regis

PROPOSAL: Garage extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garage extension measures approximately 4.2m (maximum) in width, 7m in depth and 2.8m in height.
SITE AREA	Approximately 150 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open onto a gravel drive and parking area, rear and side boundaries close boarded fencing.
SITE CHARACTERISTICS	Single storey one bedroom cottage. The property has white smooth rendered walls with white windows and tiled roof.
CHARACTER OF LOCALITY	Residential comprising two storey and bungalows of various styles and designs.

RELEVANT SITE HISTORY

BR/325/07/	Single storey one bedroom unit extension	Approve Cond 22-01-2008
------------	--	----------------------------

REPRESENTATIONS

Representations received:

Bognor Regis Town Council
No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

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

The single storey bungalow is sited to the rear of the site and there is vehicle parking to the front. The application seeks to construct a single storey garage extension that will be sited on the side/rear of the building.

The garage will be sited approximately 0.8m from the rear boundary and will be constructed of brick to match the existing building. The garage will have a maximum width of 4.2m, depth of approximately 7m and the flat roof construction will be approximately 2.8m in height. Although the garage projects forward of the building by approximately 1.3m it is not considered that this would detrimentally harm the character or appearance of the building. There is an alleyway to the rear of the site which serves as a rear pedestrian access to properties in Ockley Road which are sited

approximately 8m away. This distance would be acceptable with regard to residential amenity and would not cause an overbearing effect on neighbouring properties.

There is adequate parking to the rear of the site so the loss of a parking space would not drastically reduce the parking provision within the site. Due to its rear location the garage would not be visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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 following approved plan: Location/Block, Floor and Elevations dated 9th March 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the garage extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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

LOCAL PLAN: GEN2, GEN7, 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.