

PLANNING APPLICATION REPORT**REF NO:** BR/74/08/**LOCATION:** 8 Nelson Road
Bognor Regis**PROPOSAL:** Two storey side extension**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposal would involve the erection of a two storey extension to the west side of the existing property.

SITE AREA

0.027 hectares approximately.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance to be affected by the proposed development.

BOUNDARY TREATMENT

1m high hedging to site frontage. 1m fencing to front east and west sides. The rear of the site is bordered by 1.8m close boarded fencing. All measurements are approximate.

SITE CHARACTERISTICS

Two-and-a-half storey detached property. The dwelling consists of red brick walls at ground floor level, with white rough rendered walls above. Tiled roof. 1 No. pitched roof dormer to front roof slope.

CHARACTER OF LOCALITY

Mixed residential area. Surrounding properties are one and two storey detached. Varied style/design and use of materials.

The closest property to the west side is a two storey detached dwelling, with a single storey attached garage to the east side. There is 1 no. first floor window (which appears habitable) to the east elevation of the main dwelling.

RELEVANT SITE HISTORY

BR/32/52/A	Outline application for private residence	Approve Cond 11-06-1963
BR/32/52/B	Outline application for private residence	Approve Cond 19-11-1965
BR/383/86	Proposed new house	Approve Cond 27-10-1986
BR/650/82	One residential dwelling unit	Approve Cond 29-09-1982
BR/651/83	One house	Approve Cond 28-09-1983

BR/141/82

Proposed residential dwelling unit

Refused

07-04-1982

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

Bognor Regis Town Council

No Objection.

9 Third Party Letters of Objection (received from 7 different households):

There appears to be discrepancies on the plans;

Concerns over bulk of extension;

Will lead to loss of privacy and overlooking effect;

If application is approved, requests that any windows to the west elevation are obscure glazed via a condition;

No detail of off-road parking shown, which was required when No. 8 was built;

Would prefer a hipped roof to gable end;

Front and rear projections could be eliminated;

Submitted site plan is misleading;

Will add to current road congestion;

Extension would have an unacceptable adverse effect on neighbouring property;

Contravenes Policy DEV19 of the ADLP;

Suspicious that the property will be converted to flats, which would be out of character with the area;

Large extension;

Overdevelopment;

Would be out of keeping;

Would lead to loss of privacy.

One Letter of Support:

Owners have 2 vans and 2 cars, one of which is stored in a garage as it is a classic car and only used at weekends;

The owners have no intention of converting the property into flats.

Comments on Representations received:

The proposal would involve the erection of a two storey extension to the west side of the existing property and would not involve the conversion of the property into flats. The application will be considered as submitted and on its own individual merits.

Amended plans were submitted part way through the application, due to a discrepancy between the floor plans and elevations.

The proposed extension would be positioned to the west side of the property, set in 1m from the shared boundary. It is noted that 1 no. first floor dressing room window it proposed to the side elevation of the proposed extension, which could be obscure glazed via a condition if considered appropriate. It is therefore considered that the proposed extension would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light. Further, it is considered that the proposed extension would be of an acceptable scale, form and design that would sympathetically relate to the main dwelling.

CONSULTATIONS**Consultations responses received:**

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built up area Boundary.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 CH1 DEV1	Locational Strategy Character High Quality Development
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**PLANNING**

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**PLANNING**

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 residential 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 proposal would involve the erection of a two storey extension to the west side of the existing property.

The application site is located within a residential area, positioned adjacent to Nelson Road, with neighbouring properties and their gardens to the east, west and south side.

The proposed extension would be set in 1m from the shared side boundary. The closest neighbouring property to the west side is a two storey detached property, with an attached single storey garage between the neighbouring property and proposed extension. The main dwelling has 1 no. first floor window, which faces towards the application site. It is noted that the proposed extension would have 1 no. first floor dressing room window to the side westerly elevation, which could be obscured glazed via condition to prevent any overlooking effect. It is therefore considered that the proposed extension would be acceptable would not detrimentally effect the residential amenities of any neighbouring

property by way of overbearing effect, loss of privacy or loss of light.

The proposal has been sensitively designed to reflect the style and design of the main dwelling. The proposed pitched extension would project forward of the main building in a similar manner to the front pitched roof projection to the east side of the property. It is therefore considered that the proposal would sympathetically relate to the main dwelling in scale, form, siting and design and would represent an acceptable form of development, which would not appear out of keeping in the context of the street scene.

It is therefore concluded that the application would represent an acceptable form of development and should be approved, subject to the conditions set out below.

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 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 The first floor dressing room window on the west elevation of the building shall at all times be glazed with obscured glass.

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

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level in the west elevation 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 and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 5 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: LOC1, DEV1, CH1.

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.