

PLANNING APPLICATION REPORT

REF NO: BR/79/10/

LOCATION: 44 Longford Road
Bognor Regis

PROPOSAL: Loft conversion with flat roof dormer to rear elevation, velux roof lights to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The dormer extension measures approximately 5m in width, 3.85m in depth and 2.7m in height.
SITE AREA	Approximately 90 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear boundary has close boarded fencing approximately 1.8m in height, side boundaries brick wall + close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Middle terrace two storey property. Step up to garden area. The property has cream rough rendered walls, white window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Main road comprising terraced, semi-detached and apartments of various styles and designs, railway to rear east of site.

RELEVANT SITE HISTORY

BR/103/48	Conservatory	Approve Cond 10-11-1948
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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
Class A Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 two storey terraced property is sited on a main road which has a mixture of properties some of which are three storey.

The application seeks to convert the existing roof space into bedroom accommodation with the construction of a rear dormer. The rear dormer will be 5m in width which is the whole width of the

property with a rear projection of 3.85m and a height of 2.7m which will be lower than the existing roof height. There will be two high level windows on the rear with two roof lights on the front. Although the dormer is of a substantial size a similar sized roof extension could be built under "Permitted Development". There are no properties directly to the rear of the site which is the railway lines of Bognor Regis Railway Station. In view of the high level windows it is not considered that the dormer would create an overbearing affect, harmful overlooking or loss of privacy to the occupiers of the neighbouring properties Nos 42 and 46 Longford Road.

Due to its rear location the proposal would not be obtrusive in the street scene, nor would it harm the established character 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 plans: Block Plan 1:500, Floor Plan Drg No RD0008/05, Elevations Drg No RD0008/04, Section Drg No RD0008/09 dated 29th 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 dormer 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

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