

BR/97/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Convert one two storey high flat into two single storey high flats and ground floor extension to rear to form 1no. flat 61 Aldwick Road, Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a three storey rear extension by extending the existing dormer over the existing first floor extension and extending the existing single storey flat roof extension.
SITE AREA	0.0192 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	156 dwellings per hectare
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	Fencing to rear
SITE CHARACTERISTICS	Three storey building. Shop at ground floor to front with store to rear. Residential above. Two dormer windows at rear and a glazed conservatory/balcony at first floor.
CHARACTER OF LOCALITY	Mixed commercial and residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/454/83	Change of use to fish and chip takeaway and café.	Approved Conditionally 15/6/83
BR/68/86	Rear toilet extension.	Approved Conditionally 24/3/86

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	Objection - Over intensive and unneighbourly
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No adverse comments other than appears to be no provision for storage of refuse.



BR/97/07**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	Records show a sewer crosses the site. The sewer requires 3m. either side clearance. No development should be located within 3 metres of the sewer and no soakaways should be located 5m. of the sewer.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Buildings/Structure of Character Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1 Arun District Local Plan : GEN7, GEN22

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development PPS3 - Housing

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours.

COMMENT ON CONSULTATION RESPONSES

Noted. Refuse is contained at the rear of the site. The application cannot be refused on the grounds that the proposed crosses over a public sewer. This is a matter for the Building Regulations. An informative can be added to any permission passing as Southern Water's comments.
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COMMENT ON REPRESENTATIONS RECEIVED

It is not considered that the proposal is over intensive or unneighbourly as the adjoining dormer window serves a landing and bathroom.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i>
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BR/97/07**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal is considered to comply with relevant Development Plan policies in that the principle of change of use to 3no. flats does not adversely affect neighbours. The rear extension does not create any direct overlooking of neighbours and are not considered overpowering.

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 proposed single storey extension replacing the existing will not cause any adverse effects and is similar to other extensions to the rear in this location. The roof extension over the first floor extension would not cause any adverse effects on neighbours as the maximum increase in height is 2.5m. and the flank wall that would be in front of the adjacent dormer window would not be adversely affected as the dormer serves a landing. Therefore there would not be an adverse impact on any major living accommodation.

The new first floor window would create a more useable space than the existing balcony. The removal of the rear steps and provision of access to the flats from the front would be an improvement for both neighbours and the proposed residents.

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.



BOGNOR REGIS

BR/97/07/

Convert one two storey high flat into two single storey high flats & ground floor extension to rear to form 1 No. flat

61 Aldwick Road
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 extensions 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 **INFORMATIVE:**

There is a public sewer on the site, therefore please see the attached plan and comments from Southern Water.

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

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7, GEN22

NATIONAL POLICIES: PPS1, PPS3

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