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Your Ref:

Our Ref: PAA/67/14/

Please ask for: Mrs J Chapman
01903 737657

30 May 2014

Dear Mr Letton

Pre-Application Advice

Two storey side extension

37 Stempwood Way Barnham Bognor Regis

I write regarding the above matter and your enquiry received on 12th May 2014.

Description Of Proposed Development

From the limited details submitted I understand that you propose to erect a two storey extension on the south side elevation of the dwelling which will be the whole depth of the dwelling with a width of approximately 3.25m (approximately half the width of the existing). The boundary fence on the southern side is to be moved to include part of the grassed area to create an extended garden area.

Description Of Site

The residential estate comprises a mixture of properties and there is an open plan condition that relates to the estate which was imposed on EG/80/73 and EG/8/76. To the south east of the site is a grassed area and children's playground.

The detached two storey property is sited on a corner position Stempwood Way/Farnhurst Road. The dwelling has an attached garage and this has previously been extended with a pitched roof and entrance porch. On the southern side there is a wooden canopy that extends the whole depth of the dwelling.

Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. Further Policy DEV19 indicates planning permission will only be granted for extensions to existing residential buildings provided that

- (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
- (ii) the extension is visually subservient to the main building;
- (iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on

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neighbouring properties;

- (iv) in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- (v) the extension does not compromise the established spatial character and pattern.

Of particular note, the policy places an emphasis on extension(s) being visually integrated with the existing dwelling in terms of siting, design, form, scale and materials, and being visually subservient to the main building. In considering whether an extension has adverse overshadowing/loss of light or overbearing impact, extensions should not normally project beyond a line taken at 45 degrees from the middle of habitable room floor windows. The 45 degree line is an important measure in gauging the impact of overshadowing/loss of light and overbearing impact. A strong justification needs to be put forward to set aside the 45 degree line measure.

The National Planning Policy Framework (NPPF) further indicates that good design is indivisible from good planning and that good design should contribute positively to making places better for people.

The site is located within the Built up area boundary where the principle of development is acceptable. From a site inspection it would appear that the two storey extension will encroach across the grassed area on the southern side. It is noted that this is within the ownership of the applicant, however, as there is an open plan condition on the estate the resiting of the boundary fence and extending the garden area will require a change of use and this can be submitted as part of the application for the extension.

The proposed extension being no more than half of the width of the existing dwelling is considered acceptable in terms of its design. By reason of its siting on the southern side adjacent to the highway it will not have a significant impact on the neighbouring properties to the rear by way of an overbearing affect and loss of outlook. The addition of additional windows at first floor level will not create any unacceptable overlooking than currently exists.

The enclosing of part of the grassed area to increase the garden will still retain approximately 3m-3.5m of open space that is not at odds with the open plan appearance of the estate.

Relevant Planning History

EG/16/88	New porch and pitched roof over garage and change of tile hanging to front elevation	Approve Conditionally 21-03-1988
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Comments On Site History

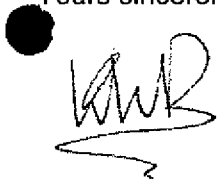
Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	EDDM1	D DM1 Aspects of Form and Quality
	EDDM4	D DM4 Extensions & Alterations to Existing Buildings
	EDSP1	D SP1 Design
	ESDSP2	SD SP2 Built -Up Area Boundary
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
Planning policy guidance	NPPF	National Planning Policy Framework

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I trust this is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'KARL', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration

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Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would likely to be approved subject to the following conditions:-

Exterior walls and roof materials to be used to match the existing building.
Details of the proposed wall/fencing to be erected.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would likely to be approved subject to the following conditions:-

Exterior walls and roof materials to be used to match the existing building.
Details of the proposed wall/fencing to be erected.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will also need to submit the following documentation/information:

Completed and Signed Application Form
Ownership Certificate and Agricultural Land Declaration
Correct Fee
Location Plan (1:1250)
Site/Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Additionally the following documents will need to be provided:

Please note that the Council introduced a new Householder Validation Requirements List in December 2013 which you should refer to before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

You must consider the Flood Risk and Lidsey Foul Water Treatment Catchment Area requirements when submitting your application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required.

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