

PLANNING APPLICATION REPORT**REF NO:** **FP/105/09/****LOCATION:** 54 Glynde Crescent
 Bognor Regis
 West Sussex**PROPOSAL:** Proposed ground floor, side and rear extension & loft conversion with rear dormer extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 350 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front, close boarded fencing approximately 1.8m high surrounds the perimeter of the rear garden, with mature trees and hedging to the rear.
SITE CHARACTERISTICS	The site is a semi-detached single storey bungalow dwelling, with brick faced elevations a concrete tiled pitched roof.
CHARACTER OF LOCALITY	Properties of a similar style are located within the immediate vicinity. In terms of the wider locality the site is located in a residential road with a mixture of two storey and single storey dwellings, which are predominantly semi-detached.

RELEVANT SITE HISTORY

FP/75/09/	Proposed side and rear extensions, loft conversion & dormer extension	Withdrawn 23-06-2009
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REPRESENTATIONS**Representations received:**

Felpham Parish Council

Objection:

This application is out of keeping with existing properties.

Comments on Representations received:

Noted. Whilst it was considered that the original proposal would have been out of keeping

with the locality, amended plans have been submitted and the revised scheme is not considered to cause detriment to the visual amenities of the locality, please see the 'Conclusions' section of the Officer's report for details. The Parish Council have been reconsulted and their views will be reported at the meeting.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

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

Background

This application seeks to construct single storey rear and side extensions and a rear dormer at 54

Glynde Crescent, in order to provide suitable ground floor accommodation for a disabled occupant.

The application originally sought to include a dormer to the front of the dwelling, and a balcony to the rear. However these additions were felt to cause unacceptable detriment to both the visual and residential amenities of the locality and substitute plans have been submitted omitting these features.

The proposed side extension would measure approximately 1.2m in width, 6m in depth, and 3.2m in height. The proposed rear extension would extend from an existing sun room, and would measure approximately 3.8m in width, 2.5m in depth, and 2.8m in height. The proposed rear dormer would measure approximately 5.8m in width, 1.9m in height, with cheeks 3.3m deep.

Visual Amenity

The single storey side extension would have a false pitched roof, whilst the dormer is to be flat roofed. The rear section of the proposed development would extend from an existing sun room, the fenestration and roof of which would be altered to match the proposed extension in order to create a more cohesive appearance. The extension would have a series of folding doors on its rear elevation, and a shallow hipped glazed lantern roof.

It is therefore considered that by reason of its scale, design and materials, the proposed extensions and alterations would not cause undue detriment to the appearance of the dwelling. Furthermore, a substantial amount of the proposed development would be located to the rear of the dwelling and would not be visible from the street scene. It should also be noted that rooflights similar to that proposed have been inserted into the front elevation of a neighbouring dwelling, no.50 Glynde Crescent.

Residential Amenity

The single storey nature of the proposed ground floor extensions is such that it is not considered that their construction would have a materially adverse effect on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing. It should also be noted that there is a similar rear extension on the adjoining property, no. 56.

With regards to the proposed loft conversion, there are no dwellings immediately to the rear of the site, and therefore it is not considered that the proposed dormer windows would give rise to overlooking. Neither is it considered that the proposed window on the southwestern (side) elevation, would give rise to significant overlooking, since the only windows on the side elevation of no. 52 are located at ground floor level, and are largely screened by the close boarded fencing that forms the boundary between the two dwellings.

Conclusions

It is not considered that the proposed development would have a significant effect on the visual amenities of the locality. Neither is it deemed to have materially adverse effect on the residential amenities of the occupiers of neighbouring dwellings.

It is therefore recommended that the application be approved, 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 plans as submitted and amended by substitute site plans dated 21st August 2009 and there are to be no alterations or variations without prior written agreement with the Local Planning Authority.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 3 **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.