

Recommendation Report for Planning Permission

REF NO: FP/143/11/

LOCATION: 15 Ashmere Lane
Bognor Regis

PROPOSAL: Rear and side single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for extension to the rear of the existing garage and kitchen to create a utility room and breakfast room. The utility room would be flat roofed while the breakfast room has a pitched roof.

SITE AREA

0.05 hectares

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

1.8m high timber fencing.

SITE CHARACTERISTICS

Modern detached bungalow constructed in red brick with a brown concrete tile roof and tile hanging in gable ends.

CHARACTER OF LOCALITY

Modern detached bungalows and chalet bungalows in an open plan street scene.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7 DEV19	The Form of New Development 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 site lies within the built-up area as defined in the Arun District Local Plan where the principle of development is acceptable subject to normal development control criteria being met.

The proposals are to the rear of the property and will not be seen from public view. There will be no adverse effect on the visual amenities of the area.

The extensions will not have any adverse effect on the residential amenities of the next door neighbours. The flat roof extension is to the rear of the existing garage and abuts the neighbour's garage.

It is, therefore, recommended that the application be approved subject to the Conditions set out

report

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 development hereby approved shall be carried out in accordance with the following approved plans:
block plan, floor plans, elevations and roof plan.

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 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.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.