Recommendation Report for Planning Permission

REF NO: **FP/167/11/**

LOCATION: Outram Lodge
Outram Road
Bognor Regis

PROPOSAL: Additional half storey height extension and increase height of roof incorporating side and rear dormers

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension to raise height of roof measures approximately 7m in width, rear projection of 12.4m and a height of 2.7m. The side dormer measures approximately 9.5m in width, depth of 1.5m and a height of 1.4m. The rear dormer measures approximately 5.2m in width, depth of 1.5m and a height of 1.4m.
SITE AREA	Approximately 175 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open, side boundaries brick wall and fencing approximately 1m in height. Rear boundary has close boarded fencing approximately 1.8m in height, side boundaries wall and close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached property with concrete driveway to front. The property has 12 course red bricks on the lower level with smooth render on upper level painted white, wooden cladding on front gable on upper level,white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Residential road comprising mixture of two storey detached and semi-detached with bungalows.

RELEVANT SITE HISTORY

FP/1/87	Removal of existing pitched roofs and construction of new first floor accommodation	Refused 23-02-1987

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

1 Letter of Objection
3 Letters of Representation

Proposed extension will cover up existing down/soil pipes.
Party Wall Act not served on neighbouring property Outram House
Two windows on the proposed plans on the east side elevation should be obscure glazed.
Front balcony is higher than the balconies on Outram House.
Existing wooden fence on boundary is in the incorrect position.
Increased height and dormer window would reduce light into our flat.

Comments on Representations received:

Comments noted
I am informed by the applicant that the proposed drainage and manhole will not be altered/covered up by the proposed extension.
The Party Wall Act is not a material planning consideration but the agent is aware of this Act.
If approved, the windows on the east and west side elevation of the extension will be conditioned to be obscure glazed.
The front balcony is contained within the existing roof so will not project forward of the front elevation.
The applicant has confirmed that the site boundary is correct and within her ownership.
It is not considered that the increase in height would cause an unacceptable loss of light to the neighbouring bedroom and bathroom windows in Flat 1 and Flat 3 in Outram House. The dormer is positioned away from the rear flank wall of Outram House so and potential overlooking would be of an oblique nature to the rear garden and properties in Clyde Road.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	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

LOCALITY

The majority of properties in Outram Road have been extended and altered with dormers and rear extensions. The property to the west Seacroft is a two storey dwelling and the attached property to the east a two storey building which comprises seven flats.

PRINCIPLE

The site is located within the built up area where the principle of development is deemed acceptable, subject to the proposal complying with relevant planning policies. In this instance the main considerations are set out in Arun District Local Plan policies GEN7 and DEV19 which aim to prevent development which is unduly harmful towards the character and appearance of its surroundings or towards the amenities of neighbouring residents. The application seeks to extend the property at first floor level with a side dormer and rear dormer to create habitable accommodation at first floor level.

VISUAL AMENITY

The proposed first floor extension will increase the roof height by approximately 1.2m and the dormer to be positioned along the western side will measure approximately 9.5m in length, depth of 1.4m with a height of 1.4m. The proposal has an enclosed balcony on the front elevation that will be set within the roof of the extension. The rear dormer measures approximately 5m in width, depth of 1.4m with a height of 1.4m. There are a number of properties in Outram Road that have front and rear dormers and the neighbouring property Seacroft has recently had approval for a

front dormer with a two storey rear extension under reference FP/121/11.

It is appreciated that the proposed front and rear extension will alter the appearance of the dwelling when seen from the street, however this would be an acceptable impact on the property whilst still retaining its character and appearance.

RESIDENTIAL AMENITY

The proposed first floor extension will be positioned in line with the flank walls of the existing dwelling. The neighbouring property to the west Seacroft which is a two storey property is sited approximately 2m away and this property has two windows at first & second floor level on the east side elevation which front the proposal. The window at first floor level serves a wc and the window at second floor level the loft space. However, the proposed extension recently approved for this property FP/121/11 to convert the roof space into habitable accommodation has a bedroom window at second floor level facing the proposed dormers. If approved, a condition will be imposed that the three windows on the west side elevation facing Seacroft be obscure glazed. The neighbouring property to the east Outram House is attached to Outram Lodge and comprises seven flats. The ground floor extension will be stepped in from Outram House and will infill an area adjacent to the kitchen and bathroom and the proposed first floor extension will be positioned above. There is a window on the east side elevation facing Outram House which serves the bathroom and to allow light into the kitchen extension two roof lights are proposed. If approved, a condition will be imposed that the window be obscure glazed and non-opening and the roof lights be obscure glazed. Whilst it is accepted that there may be some overshadowing from the first floor extension this is not considered to be of an unacceptable level to warrant a refusal. The proposed rear dormer which is set forward of Outram House has two windows which serves the bedroom and this would face the far end of the site. With adequate distance to neighbouring properties to the rear in Clyde Road it is not considered that these windows would create any harmful overlooking or loss of privacy to the occupiers of Outram House or to the neighbouring properties in Clyde Road. There are balconies on the front elevation of Outram House and the residents of Outram House have raised concerns regarding overlooking in respect of the proposed balcony. The balcony will be positioned within the roof space of the first floor extension and will not project forward of the property so it is not considered that this will create any adverse overlooking or loss of privacy to the occupiers of Outram House.

SUMMARY

It is not considered that the first floor extension with rear and side dormers by reason of their design would disrupt the street pattern of Outram Road, nor would it have a significant impact on the residential amenities of the occupiers of neighbouring properties by means of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

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 The development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250, Block 1:500, Floor 1:50 Drg No 4106/11/1 Rev B received on 22nd September 2011, Elevations/Roof/Sections Drg No 4106/11/2 Rev C received on 26th October 2011.

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 policy GEN7 of the Arun District Local Plan.

4 The roof lights on the east side elevation of the building shall at all times be glazed with obscured glass and the bathroom window shall be obscure glazed and fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 The dormer window on the west elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

6 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: GEN2, 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.