

PLANNING APPLICATION REPORT**REF NO:** FP/174/11/**LOCATION:** 1 Ley Road
Bognor Regis**PROPOSAL:** Proposed front former.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed dormer measures approximately 3.2m in width, depth of 3.2m and a height of 3.3m.
SITE AREA	Approximately 663 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property is sited higher than the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Raised bank to front to close boarded fencing 1.2m-1.8m in height, east and south side boundaries hedging and fencing approximately 2m in height, west side boundary fence + hedging approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Detached two storey with detached garage on side and paved driveway. The property has reddish/brown brickwork, red tile hanging on dormer, brown tiled roof with brown windows.
CHARACTER OF LOCALITY	Private road with detached properties comprising bungalows, chalet style and two storey properties of various styles and designs.

RELEVANT SITE HISTORY

BR/59/53	Detached house and garage	Approve Cond 08-04-1953
BR/59/53/A	Front porch and screen wall	Approve 25-08-1958

REPRESENTATIONS**Representations received:**

Felpham Parish Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Class C Road
No Public Sewer

DEVELOPMENT PLAN POLICIES

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
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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 detached two storey property is sited on a corner plot at the junction of Summerley Lane and Ley Road and the application seeks to construct a front dormer that will enlarge bedroom 1.

The property has an existing dormer on the front elevation and the proposed dormer will be sited adjacent to this dormer and will be of the same size, design with tile hanging to match the existing

dormer. The neighbouring properties to the north are sited approximately 25m away so it is not considered that this would affect the residential amenities of any neighbouring property by way of overlooking and loss of privacy.

The front dormer is of an acceptable size and height that is visually subservient to the main dwelling, would not be of an obtrusive nature in the street scene, or out of character and appearance with the surrounding residential area.

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, Roof 1:200, Floor/Proposed Elevations 1:100 received on 31st 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 dormer hereby permitted shall match in colour and texture those of the existing dormer.

Reason: In the interests of amenity in accordance with policy 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: 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.