

PLANNING APPLICATION REPORT

REF NO: **FP/194/10/**

LOCATION: 24 Ramillies Gardens
 Bognor Regis

PROPOSAL: Covered decking area at rear of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The covered decking area to rear of property measures approximately 4.86m in width, 4.45m in depth with a maximum roof height of 2.9m.
SITE AREA	Approximately 650 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway, rear boundary has hedging approximately 3m in height, west side boundary close boarded fencing approximately 1.8m in height, east side boundary wall + hedging approximately 2m in height.
SITE CHARACTERISTICS	Detached bungalow with single storey flat roof extension on rear. Covered decking area the subject of this application attached to this structure. Wooden outbuilding and hen house in rear garden with detached garage on north side boundary. The property has light brown brickwork, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising detached bungalows of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

1 Letter of Objection

Structure is too high and visible above the fencing and complete eyesore when viewed from my kitchen window. If this structure were to remain it would greatly reduce the value of my property.

Comments on Representations received:

Objection noted.

Due to its substantially open appearance and single storey height it is not considered that this creates an overbearing affect, harmful overshadowing, overlooking or loss of privacy. It is noted that the structure is visible above the boundary screening by approximately 1.1m but this is not considered to be of a harmful nature to warrant a refusal. Effect on the value of property is not a material planning consideration.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
PDR - Open Plan Condition

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 bungalow is sited on a corner plot at the far end of Ramillies Gardens. The property has previously been extended on the rear with a flat roof garden room addition. This retrospective application is for a covered decking area that has been constructed adjacent to this extension.

The covered decking area which is used for recreational purposes and outdoor dining is approximately 4.86m in width with a rear projection of 4.45m, maximum roof height of 2.9m which slopes downwards towards the building into the existing guttering. The structure is supported by wooden posts with rush screen infill panels to a height of 0.9m and is substantially open on three sides. It has a bronze coloured polycarbonate roof with glazing bars in brown PVCu with wooden decking on the floor.

The immediate property to the west No 22 is a bungalow and the structure is sited approximately 1.5m away from the western side boundary which has close boarded fencing of approximately 1.8m in height. Due to the orientation of this property which is set back from No 24 it has two windows on the east side elevation fronting this structure, one which serves a bathroom the other a kitchen. It is accepted that the structure may be visible above the boundary fencing to the occupiers of No 22 but due to its substantially open appearance and single storey height it is not considered that this creates an overbearing affect, harmful overshadowing, overlooking or loss of privacy to warrant a refusal.

It is therefore recommended to approve the application.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans: Site/Block, Floor, Elevations, Photographs received on 24th September 2010.

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.

- 2 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.