

PLANNING APPLICATION REPORT**REF NO:** FP/215/08/**LOCATION:** 20 Pennyfields
Bognor Regis**PROPOSAL:** Proposed single storey front extension, side second storey extension & rear conservatory**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The single storey front extension measures approximately 3.2 metres in length, approximately 1.7 metres in its projection and approximately 2.9 metres in height. It will be constructed from brick with a flat roof.

The two storey side extension is situated on the eastern elevation and will measure approximately 6 metres in length, approximately 2.8 metres in width and approximately 6 metres in height. It will be constructed from brick and painted brick with plain clay tiles on the roof to match existing.

The application also considers a rear conservatory to measure approximately 3.3 metres in length, approximately 3.1 metres in its projection and approximately 3.2 metres to its apex finial. It will be constructed from a brick base and PVCu windows and roof.

SITE AREA

Approximately 420 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

To the side rear there is dense hedging at approximately 2 metres in height and close boarded fencing at approximately 1.8 metres.

SITE CHARACTERISTICS

A two storey semi-detached property with red brick elevations on the ground floor and brick elevations painted white on the first floor. The roof is hipped with plain brown tiles. There is a bay window to front.

CHARACTER OF LOCALITY

Situated within a residential area, there are two storey semi-detached properties situated in an oval configuration with a

municipal greensward in the middle. There is a primary school in the vicinity.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

Application approved.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	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

An application for a single storey front extension, a two storey side extension to the east of the property and a conservatory to rear which is close to the western boundary.

The single storey front extension will contain a water closet, the window of which to the west will be obscured glazed.

Both the single storey front extension and two storey side extension will be visible from the road of Pennyfields which is situated to the south. However, the intended materials which includes a combination of brick and painted brick to match existing with plain clay tiles for the roof to match existing will assist in visually integrating the extensions with the existing property. Consequently, it is held that the extensions can be accommodated in the street scene. This is despite the exhibited variance with other properties in offering an altered footprint which increases the width of the dwellinghouse by approximately 3.5 metres. The two storey extension does retain a separation distance with the eastern boundary at approximately 1.5 metres and has no windows in the side elevation. Further, the two storey extension retains a level of subservience by exhibiting a maximum projection above the eaves at approximately one metre. Therefore, the bulk of the roof is largely intact from modification with this proposal.

The rear conservatory is to abut the western boundary. However, where the PVCu conservatory is to be situated there is close boarded fencing at approximately 1.8 metres in height. The conservatory has no windows on its west elevation and so overlooking is prevented on to the neighbouring property of Number 19 to the west. With a height at approximately 3.2 metres to its apex finial, it is held that it broadly matches the height of the front extension to retain a level of symmetry for good design. Further, the rear conservatory is not considered to cause demonstrable harm due to its single storey nature and consistency with the observed residential character of the area.

The orientation of the properties is such that they conform to the encircling of a municipal greensward. However, neighbouring properties either side of Number 20 are broadly linear with a slight south graduation to Number 21 to the east. Due to this, there appears to be a lack of uniformity to front and rear building lines which enables the front extension to be accommodated when comparing the front of Number 21 and for the rear conservatory when contrasted with Number 21 to the west.

In due assessment, the extensions are unlikely to give rise to any adverse effects including overlooking, overshadowing, overbearing effect or loss of privacy. If such effects are caused, then they are unlikely to be at a demonstrable level of harm.

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

overleaf.

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 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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.