FP/242/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Roof conversion with front & rear dormers 33 Overdown Road Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	2 x front dormer and 1 x rear dormer
SITE AREA	408 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Mixture of brick/flint wall painted white, other wall type, and fence/hedging
SITE CHARACTERISTICS	Detached bungalow with brick wall painted white and own tiled roof
CHARACTER OF LOCALITY	Residential with semi-detached two-storey properties of similar design and style

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary ~~Class A Road~~

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1

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DEVELOPMENT PLAN POLICIES

Arun District Local Plan: GEN7, DEV19

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 in the locality.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of neighbouring properties.

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

Sufficient distance is retained between proposal and neighbouring dwelling houses so as to avoid adverse overbearing and overshadowing effect. Such distance also ensures any overlooking and loss of privacy from the dormers is not considered adverse. The dormers are relatively discreet and sit comfortably within the roof slope, so as to avoid any detrimental impact upon the street scene, which is characterised by a mixture of bungalow, chalet, and two-storey properties. It is therefore recommended that the planning application should be approved, subject to the condition set out overleaf.

RECOMMENDATION FP/242/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FP/242/07/

1 **To Addressee**

2 **Site Address**

33 Overdown Road
Bognor Regis

3 **Description of Development**

Roof conversion with front & rear dormers

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roofs of the dormers 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.

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.

Case Officer: Mr M Porter