

David and Maureen Dear

11 Wedgwood Road, Felpham, Bognor Regis, West Sussex PO22 7JF



13/10/2017

Planning Committee

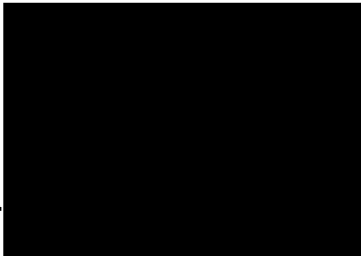
Dear Sirs,

Please find enclosed my re-application for FP/169/14/HH, this was at first refused and was subsequently passed by the planning inspectorate on appeal.

My reason for re applying is that I cannot afford to do the work as yet and the current permission runs out January 2018.

Yours Faithfully

David Dear





Appeal Decision

Site visit made on 22 January 2015

by **S Emerson BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 3 February 2015

Appeal Ref: APP/C3810/D/14/2229593

11 Wedgewood Road, Felpham, Bognor Regis PO22 7JF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Dear against the decision of Arun District Council.
 - The application Ref FP/169/14/HH dated 19 September 2014, was refused by notice dated 11 November 2014.
 - The development proposed is a single storey side extension and new vehicular access.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side extension and new vehicular access at 11 Wedgewood Road, Felpham in accordance with the terms of the application, Ref FP/169/14/HH, dated 19 September 2014, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect on the street scene.

Reasons

3. No 11 Wedgewood Road is a detached bungalow on the corner of Wedgewood Road and Copeland Road. These roads form part of a large private residential estate. Although there is considerable variety in the styles of dwelling on the estate, there is a strong inter-war character to its overall appearance. An important unifying visual element is the absence of footways and the close-mown grass verges which are typically about 2m wide, although their width varies.
 1. No 11 is set back from the adjoining roads by about 6m-7m. There are no fences or walls enclosing the front and side gardens of the property and there are only a few shrubs, resulting in a particularly open corner. The side wall of No 11 aligns with the front wall of 2 Copeland Road to the rear. However, this spacious open character is not typical of the layout of the estate generally and

there is considerable variation in the set-back of buildings from the carriageway and of the width of verges at the front of buildings and along side boundaries where properties are sited at junctions. There is also considerable variation in the type of boundary treatment, with a mix of fences, walls and hedges of varying height. I therefore consider that it is not essential to the visual character of the estate for the existing side garden of No 11 to be retained wholly in its present form.

5. The proposed extension is to form a flat-roofed, single garage. The roof would align with the eaves line of the building and the walls would be constructed in matching facing brick. The garage would thus be in keeping with the rest of the building and appear as an unremarkable addition. The development would result in the verge at the side of the property being reduced to about 2.8m in width. This is adequate to ensure that the setting of the extended property remains in keeping with a characteristic feature of the estate. The development would not result in a harmful loss of openness. The street scene would not be harmed.
6. The development complies with relevant policies of the development plan, notably the following two policies in the Arun Local Plan: GEN7 (ii) - to respond positively to the identified characteristics of the site and DEV19 (v) - not to compromise the established spatial character and pattern of the street. The aims of these policies are in step with the National Planning Policy Framework local character (paragraphs 58 and 60). These policies are being carried forward in the emerging local plan. There is also no conflict with policy ESD1 (design of development) in the recently made Felpham Neighbourhood Plan.
7. The appeal is therefore allowed subject to the conditions requested by the Council. Matching materials are required in the interests of visual amenity.

Simon Emerson

Inspector

DECISION NOTICE

Ref: FP/24/15/BR

1 To Addressee
Mr B Butcher
Rainbow Cottage
Nyetimber Lane
Aldwick
West Sussex
PO21 3JX

2 Site Address
11 Wedgwood Road
Felpham

PO22 7JF

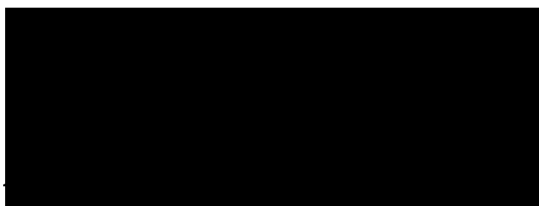
3 Description of Development
Garage extension

4 Decision
On behalf of the Council (hereinafter called the "Local Authority") I hereby give you notice that the plans deposited under the Building Regulations for the works referred to above have been **PASSED**.

The passing of plans operates as an approval thereof only for the purposes of the requirements of the regulations and Sections 16 and 21 of the Building Act 1984.

If work is not commenced within 3 years of submitting the plans the Authority may declare that the deposit of the plans is of no effect.

5 Signed:



Jim Henn
Building Control Manager

Dated: 6th March 2015

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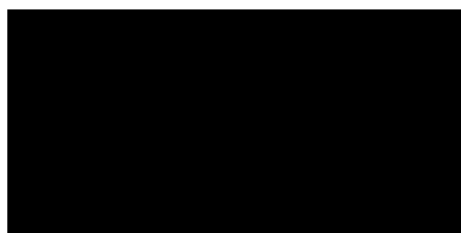
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