

FP/276/06

**PLANNING APPLICATION REPORT**

|                         |                                                                                         |
|-------------------------|-----------------------------------------------------------------------------------------|
| DESCRIPTION/<br>ADDRESS | - Proposed garage, rear extension and bike store.<br>46 Westmorland Drive, Bognor Regis |
|-------------------------|-----------------------------------------------------------------------------------------|

**THE SITE AND ITS SURROUNDINGS**

|                                       |                                                                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | This application is to convert the existing garage into the bike store, to extend the existing rear flat roof extension and construct a garage. |
| SITE AREA                             |                                                                                                                                                 |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                             |
| TOPOGRAPHY                            | Mostly flat, raised up slightly from the road.                                                                                                  |
| TREES                                 | None                                                                                                                                            |
| BOUNDARY TREATMENT                    | Wire fencing to the side.                                                                                                                       |
| SITE CHARACTERISTICS                  | Semi detached house, tiled at 1 <sup>st</sup> floor level on the front elevation. Rear garage.                                                  |
| CHARACTER OF LOCALITY                 | Semi detached housing. Adjacent to the site is a field.                                                                                         |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|-----------|-------------|----------|
| None      |             |          |

**REPRESENTATIONS RECEIVED**

| SOURCE                 | SUMMARY OF CONTENT              |
|------------------------|---------------------------------|
| Felpham Parish Council | <del>Awaited</del> 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  |

**DEVELOPMENT PLAN POLICIES**

|                                                                             |
|-----------------------------------------------------------------------------|
| West Sussex Structure Plan : DEV1<br>Arun District Local Plan : GEN7, DEV19 |
|-----------------------------------------------------------------------------|

**PLANNING POLICY GUIDANCE**

|                                            |
|--------------------------------------------|
| PPS 1 - Delivering Sustainable Development |
|--------------------------------------------|

FP/276/06

**POLICY COMMENTARY**

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours.

**COMMENT ON CONSULTATION RESPONSES**

None

**COMMENT ON REPRESENTATIONS RECEIVED**

None

**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 the extension and garage are both single storey and are to be constructed away from the neighbouring property and therefore will not cause any demonstrable harm from overlooking or overshadowing.

**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 existing rear garage is to be converted into a bike store. The existing single storey rear extension is to be further extended away from the neighbouring property and the proposed new garage is to be constructed on the sided boundary which abuts a field therefore the proposals will not cause any demonstrable harm on neighbours as it will not create any overlooking or overshadowing. Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

FELHAM

FP/276/06/

---

Proposed garage, rear extension & bike  
store

46 Westmorland Drive  
Bognor Regis

---

---

## RECOMMENDATION

---

### Approve Conditions

---

- 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 materials and finishes of the external walls of the building 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.