PLANNING APPLICATION REPORT

REF NO: **FP/27/09/**

LOCATION: 28 Park Drive
Bognor Regis

PROPOSAL: Rear single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey rear extension
SITE AREA	Approximately 418 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. Hedging in excess of 3 metres in height aurrounds the perimeter of the rear garden.
SITE CHARACTERISTICS	The site is a single storey link attached bungalow with part brick, part white cladded elevations, a concrete tiled roof and white pvcU windows.
CHARACTER OF LOCALITY	The site is located in a residential road dominated by bungalows of a similar style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited Response

Two letters of objection from the same address, raising the following points:
- The development would require the pruning or removal of trees on the boundary.
- Care must be taken not to damage any of the neighbouring property during construction.
- The downpipe for surface water on the flat roof is located on no.26. As such a separate downpipe and soakaway will be required.
- It is assumed the elevations will be faced with matching bricks.
- No incursion, however small, will be allowed onto no.26.
- If the extension is attached to the garage, it would affect the status of the houses as link attached.
- Vehicles associated with building works must not obstruct the shared drive.

- The adjacent garage is in constant use
- There should be a nine inch insulated wall between the integral garage and the extension.

Comments on Representations received:
Noted. Those concerns that have been raised which are material planning considerations are discussed under 'Conclusions'.

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH1	Character
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

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

This application seeks to construct a single storey extension on the rear wall of the existing garage, adjoining the southern elevation of the dwelling. The proposed extension is to measure approximately 4.6 metres in width, 4.5 metres in depth and approximately 3 metres in height.

The proposed extension is to have a flat roof to match that of the existing garage. It is to have brick faced elevations and white pvc windows, also to match the existing. By reason of its scale, design and materials, the proposed extension is not considered to be incongruous to that of the existing dwelling.

The single storey nature of the extension is such that it is not deemed to have a significant impact on the residential amenity of the neighbouring property, no.26 Park Drive, by means of being over bearing. Neither will have a significant impact by way of overlooking, since the windows are located on the southern and western elevations and do not directly face any of the neighbouring properties.

The proposed extension is not considered to have a detrimental effect on the character and appearance of the dwelling or its surrounding area. It is therefore recommended that the application be approved, subject to the following conditions:

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, CH1, DEV1

LOCAL PLAN: GEN2, 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.