

PLANNING APPLICATION REPORT**REF NO:** **FP/76/10/****LOCATION:** 38 Davenport Road
 Bognor Regis**PROPOSAL:** Alterations and extension of existing house**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 650 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to front. Hedging and brick walling approximately 1.8-2m high to sides and rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with rendered elevations and a tiled hipped and pitched roof. There is a balcony to the rear and part eastern (side) elevation.
CHARACTER OF LOCALITY	The site is located in a private residential road of predominantly two storey dwellings, though there are some three storey dwellings within the locality. The foreshore lies immediately to the south of the site.

RELEVANT SITE HISTORY

FP/84/98/	New pitched roof and additional residential accommodation above existing flat roofed garage block.	Approve Cond 07-08-1998
FP/67/02/	Outline application for residential development, 2 two storey houses and garages.	Approve Cond 21-05-2002
FP/149/03/	Renewal of unimplemented planning permission FP/84/98 dated 7.8.98 for new pitched roof and additional residential accommodation above existing flat roofed garage block.	Approve Cond 12-09-2003

FP/84/05/	Renewal of unimplemented outline planning permission FP/67/02/ for residential development, 2 two storey houses and garages.	Approve Cond 16-06-2005
BR/64/72	Existing house converted into two self contained flats	Approve Cond 26-07-1972
BR/274/76	Repositioning existing porch side to front of house	Approve Cond 09-06-1976
BR/546/79	Extension comprising double garage garden utilityroom & porch alterations to existing porch demolish store room	Approve Cond 15-08-1979
BR/261/81	Kitchen extension	Approve Cond 08-04-1981

REPRESENTATIONS**Representations received:**

Felpham Parish Council

Awaited

One letter, raising no objection to the proposal, providing that the following restriction is applied: 'The roof area of the extension shall not be used as a balcony, roof garden or similar amenity area to safeguard the amenities of the occupiers of the adjoining property'.

Comments on Representations received:

Noted

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

South East Plan:

Arun District Local Plan:

[GEN2](#)[GEN7](#)[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 planning permission for various alterations and extensions at 38 Davenport Road. The proposed works include a single storey rear extension, a greenhouse/lean-to to the side, the cladding of the first floor office/garage building, and the conversion of the existing kitchen/breakfast room to an integral garage.

The proposed single storey extension would measure approximately 6.3m in width, 7.9m in depth, with a flat roof reaching a maximum height of approximately 3.3m. The proposed greenhouse would measure approximately 2.5m in width, 5.4m in depth, and would have a mono-pitched roof reaching a maximum height of approximately 3m.

It is considered that the scale, design and siting of the proposed development is such that it would be in keeping with the existing dwelling. The location of the proposed extensions at the rear of the property is such that they would not be readily visible from the street scene.

It is noted that the application seeks to clad the first floor level of the garage/office building. Whilst this is acceptable in principle, no details of the cladding and its colour have been provided, and as such it is recommended a condition regarding the submission of these details be added to any approval.

The proposed extension would not contain any windows on its eastern (side) elevation, and as such it is not considered to give rise to overlooking. The single storey nature of the proposed development is such that it is not considered to have a materially adverse impact on the residential amenities of the occupiers of the neighbouring dwelling by means of being overbearing.

It is noted that the flat roof element of the proposed extension would lie adjacent to the existing balcony, and as such it is considered prudent to recommend a condition preventing the roof space from being used as a balcony.

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 This permission relates to the following approved plans; 01002/05, 01002/01, 01002/01, 01002/03 and 01002/04, received 26th April 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The roof area of the extension on the eastern side of the rear elevation hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The details and samples of the cladding for the proposed development shall be submitted to and approved by the Local Planning Authority before development is commenced and the materials so approved shall be used for the cladding of the office building.

Reason: In the interests of amenity to achieve a reasonable visible quality in the buildings in accordance with policy GEN7 of the Arun District Local Plan.

- 5 **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

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.