PLANNING APPLICATION REPORT

REF NO: **FP/7/11/**

LOCATION: 78 Crossbush Road
Bognor Regis

PROPOSAL: Extend existing attached single garage to accommodate 2 vehicles

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 550 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall and hedging to front. Close boarded fencing approximately 1.8m high to side.
SITE CHARACTERISTICS	The site is a two storey detached property with brick faced and mock-Tudor style elevations. The roof is plain tiled and pitched with a catslide.
CHARACTER OF LOCALITY	The site is located within a private residential road of predominantly two storey dwellings of a traditional style, but varying design.

RELEVANT SITE HISTORY

FP/220/10/	Single storey rear extension	Approve Cond 20-12-2010

REPRESENTATIONS

Representations received:
Felpham Parish Council
Support.
Comments on Representations received:
Noted

CONSULTATIONS

Consultations responses received:
None

Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

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 planning permission for the construction of a single storey extension to an existing garage at 778 Crossbush Road.

The extension would be 'L' shaped, measuring at maximum, approximately 5.4m in width, 6.3m in depth and would have a flat roof reaching a maximum height of approximately 2.8m. The extension would project from the side and front elevations of the property by approximately 2.3 and 0.8m respectively.

It is considered that the siting, scale and design of the proposed extension is such that it would be in keeping with the existing dwelling. Whilst it is appreciated that the proposed extension would project forward of the existing property, this projection is relatively modest and therefore it is not

considered that the proposed development would represent an obtrusive feature in the street scene.

The single storey nature of the proposed development is such that it is not considered to have a materially adverse impact on the occupiers of the neighbouring property, 80 Crossbush Road.

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 The development hereby approved shall be carried out in accordance with the following approved plans; drawing no BT/P/03, received 13th January 2011.

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 materials and finishes of the external wallsof the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.