PLANNING APPLICATION REPORT

REF NO: FP/83/08/

LOCATION: 8 Coniston Close
Bognor Regis

PROPOSAL: Single storey rear extension & porch to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. the proposed rear extension measures approximately 5.4 metres in length by 3.7 metres in width and 2.6 metres in height. The proposed front porch will measure approximately 2.3 metres in length by 1.2 metres in width and 3.2 metres in height.
SITE AREA	Approximately 278 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is no formal boundary treatment to the front of the property although there is some shrubbery in place. The rear garden is enclosed by approximately 1.8 metre high timber closed board fencing.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two storey dwelling which has red/yellow brick elevations with tile hanging at first floor level on the front elevation. The roof is gabled and surfaced with tiles. There is a detached flat roof garage which is set back from the house.
CHARACTER OF LOCALITY	The site is located at the end of a residential cul-de-sac which is characterised, in general, by semi-detached two storey dwellings on the eastern side of the road and detached bungalows on the west. A number of the properties on the street currently have single storey rear extensions and/or porches. The site backs onto a public footpath which leads towards fields to the north of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

Felpham Parish Council: No objection

One letter of objection: Objections to the size of the proposal. Concerns over loss of light. The proximity to the boundary. Out of keeping with the original house. Access to the site for construction.

Comments on Representations received:

Noted. The extensions are considered to be moderate in size, particularly in height and this quality, aided by the flat roof of the rear structure is considered to prevent the manifestation of an unacceptable level of overshadowing towards neighbouring properties. The plans supplied show the extensions as being within the curtilage of the plot of 8 Coniston Close. The external materials of the proposed structures will match those of the original building and therefore will demonstrate characteristics of the original dwelling. Site access is not a planning consideration for an application of this nature.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

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

The proposed rear extension will not appear as part of the street scene on Coniston Close as it will be single storey in height and positioned behind the main two storey building on the site. However a public footpath passes to the rear of the site, it may be possible to view the rear extension from the path although visibility will be severely limited by the approximately 1.8 metre high boundary treatment at the rear of the site. Due to this, and the presence of other rear single storey extensions that are visible from the footpath it is not considered that the extension will have an adverse impact on the character and appearance of the surrounding area.

The proposed porch will be to the front of the dwelling where there is no formal boundary treatment, facing towards the street and therefore form a visible feature that is part of the street scene. It is not considered that its presence will be detrimental to the character and appearance of the surrounding area due to its modest size and the presence of front porches on a number of neighbouring properties including 10 Coniston Close which is nextdoor.

It is considered that the proposed works will relate sympathetically towards the existing building in terms of design and scale. The porch and rear extension will be of a moderate scale and single storey height and it is therefore considered that they will appear visually subservient when seen in context with the main building. The pitched roof over the porch is considered to compliment the gable roof of the existing building, whilst the flat roof of the rear extension will be at the same height as the flat roof of the garage that it will be alongside and it is considered that this will give a uniform appearance. The materials used for the facing of the external walls of the proposal will match those used on the existing building and the roof tiles of the porch will match those used for the tile hanging on the front elevation. It is considered that this will further assist the visual integration of the proposal.

It is considered that the profile of the rear extension will be low, aided by it being a flat roof structure and there will despite it bordering the southern boundary of the site, there will be no unacceptable level of overshadowing or overbearing brought about as the structure will be largely concealed by the boundary treatment on site. The extension will be largely screened from view from the north by the flat roof garage on the site which is roughly the same height to the proposed extension. The extension will feature windows to the north and east elevations. It is considered that any possibility of unacceptable overlooking towards neighbouring residents will be combatted by the approximately 1.8 metre high boundary treatment which will screen views from the ground floor level windows. The southern elevation of the proposal will be a flank wall, however, it will form part of the boundary with the neighbouring property and therefore it is considered responsible to attach a condition prohibiting the installation of windows or doors in this elevation without the prior approval of the Local Planning Authority in order to secure the privacy of neighbouring residents.

The proposed porch is considered to be of modest proportions and despite the lack of formal boundary treatment to the front of the site, will not be the cause of overshadowing or overbearing of any demonstrable level towards neighbouring properties. There will be glazing in the porch facing towards the street, it is not considered that this will cause a demonstrable level of overlloking in that direction as it will be some 21 metres from the neighbouring property with the road between them.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 8 Coniston Close as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in the southern wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 This permission relates to the plans as submitted and amended by substitute site plans dated 30th June 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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

STRUCTURE PLAN: LOC1, 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.

report