PLANNING APPLICATION REPORT

REF NO: FP/85/08/

LOCATION: 4 Halliwick Gardens
Bognor Regis

PROPOSAL: Proposed loft conversion and dormer extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Flat roof rear dormer
SITE AREA	Approximately 250 square metres
RESIDENTIAL DEVELOPMENT DENSITY(NET)	N/A
TOPOGRAPHY	Predominately flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing, reinforced by shrubs approximately 1.5 - 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with lower brick and upper rendered/painted walls and clay tiled roof
CHARACTER OF LOCALITY	Residential. Mixture of residential properties. Two-storey and chalet bungalow in style.

RELEVANT SITE HISTORY

FP/120/85	Front extension	Approve Cond 30-09-1985

REPRESENTATIONS

Representations received:

Felpham Parish Council

Felpham Parish Council: No objection

One letter of objection:
Invasion of privacy
Out of keeping

Comments on Representations received:

Noted. For the reasons as set out in the conclusions section of this report, the proposal is considered not to adversely impact upon residential or visual amenities.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development

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 and residential amenities of the locality.

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

With regard to residential amenity. Overlooking would occur. However with approximately 15m being retained between the dormer windows and the rear boundary, any overlooking onto the neighbour to the rear would not be adverse as to justify refusal. No windows existing the cheeks of the dormer, so overlooking to the neighbours to the side would be oblique rather than direct.

With regard to visual amenity,the dormer is positioned to the rear and would only be glimpsed from the street scene. It would therefore not be obtrusive.

It is therefore recommended the application be approved, subject to 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 materials and finishes of the external walls of the dormer 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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the cheeks of the dormer hereby permitted 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 The bathroom window of the dormer hereby permitted shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.