PLANNING APPLICATION REPORT

REF NO: **FP/92/09/**

LOCATION: 37 Pulborough Way
Bognor Regis

PROPOSAL: 4m rear extension and front porch extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 240 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. Close boarded fencing approximately 1.8m high surrounds the perimeter of the rear garden. The flank of the rear extension on no. 39 forms part of the eastern boundary.
SITE CHARACTERISTICS	The site is a semi-detached two storey dwelling with brick faced and white cladded elevations. The roof is pitched with concrete tiles.
CHARACTER OF LOCALITY	The site is located within a residential cul-de-sac of properties of a similar style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Felpham Parish Council
Awaited
Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Permitted Development Restriction - Open Plan Condition

DEVELOPMENT PLAN POLICIES

South East Plan:		
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 rear single storey extension and a replacement front porch at 37 Pulborough Way.

The proposed extension would measure approximately 6.1m in width, 4m in depth, and 2.2m in height. The proposed porch would measure approximately 2.5m in width, 2.3m in depth, and 2.2m in height.

Both additions would have flat roofs and brick faced elevations to match that of the existing dwelling. It is therefore considered that by reason of its scale, design and materials the proposed development would be in keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality.

The single storey nature of the proposed extension is such that it is not considered to have a

significant effect on the residential amenities of the occupiers of neighbouring dwellings by means of being overbearing, or by giving rise to overlooking. Furthermore, it is noted that a very similar extension has been constructed to the rear of the adjoining property, no. 39.

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

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.