

M/127/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Demolition and removal of existing non-standard ground floor side extension to South elevation and replacement of same with enlarged standard construction type. 18 Arundel Way, Bognor Regis
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed new extension will measure approximately 6.6 metres in depth, 2.7 metres wide and 2.8 metres in height.
SITE AREA	Approximately 605 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of note.
BOUNDARY TREATMENT	The rear garden is enclosed by a wood panel fence that is approximately 1.8 metres in height. There is a scattering of trees and shrubs along the path of the boundary.
SITE CHARACTERISTICS	The property is a semi detached one storey building with a roof conversion and dormer windows in the front and rear gables and on the North roof slope. The walls of the property are faced with rough render and colourwashed. The front gable of the property has timber frame detail. There are front and rear single storey flat roof extensions and a flat roofed attached garage with an attached flat corrugated plastic roof lean to adjoining. The walls of the lean-to use a smoother render than that of the main building. There is patio and decking to the rear as well as a wooden shed, wooden summerhouse and a greenhouse.
CHARACTER OF LOCALITY	The surrounding area is characterised predominantly by relatively small detached and semi detached one storey buildings with many having roof dormers and/or extensions. A window currently faces from the South elevation towards a window at 16 Arundel Way.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
M/30/76	Ground & first floor extension to form new kitchen & additional bedroom at first floor.	Approved Conditionally 29-07-1976
M/8/63	Additions	Permitted Development 05-07-1963

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Middleton on Sea Parish Council	No Objection

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, Arun District Local Plan : GEN2, GEN7, DEV19
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PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to residential and visual amenity.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.</p>

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.
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M/127/07**CONCLUSIONS**

It is considered that, owing to the siting of the proposal to the rear of the property and to the fact that it is single storey, the proposal will not result in a change of character or appearance to the established street scene.

The current extension to the rear of the garage is a lean-to type structure which, while rendered and colourwashed, is of a different texture to the main building and has a corrugated plastic roof which is considered to be unsightly. As such the existing extension is considered to be poorly visually integrated with the main structure. As such the proposed replacement which employs the use of matching materials on both the elevations and roof will be more sympathetic to the existing building and will integrate in an effective manner visually.

Further it is considered that the design and scale of the proposal are sympathetic to that of the existing building and that it maintains visual subservience. Further there is considered to be no overbearing, overlooking or overshadowing of an unacceptable magnitude resulting from the proposal. The proposed windows on the South elevation do face towards a window at 16 Arundel Way but the boundary treatment of a 1.8 metre wood panel fence is considered to remove any opportunity for unacceptable overlooking.

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

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: M/127/07/

1**To Addressee****2****Site Address**

18 Arundel Way
Bognor Regis

3**Description of Development**

Demolition and removal of existing non-standard ground floor side extension to South elevation and replacement of same with enlarged standard construction type.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 2 This permission relates to the plans as submitted and amended by substitute plans dated 17th October 2007

Reason: For the avoidance of doubt.

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.

Case Officer: Mr J Smith