PLANNING APPLICATION REPORT

REF NO: **M/44/09/**

LOCATION: The Heron
Ancton Lodge Lane
Bognor Regis

PROPOSAL: Dormer extensions to first floor (resubmission following M/20/09/)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 405 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly elevated from the highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging with dwarf wall and open driveway to front. Close boarded fence approximately 1.8m high supplemented by trees in excess of 4m in height.
SITE CHARACTERISTICS	The property is a one and a half storey chalet style bungalow with a tiled pitched roof, red brick elevations and white pvcU windows.
CHARACTER OF LOCALITY	The site is located in a private residential road with detached dwellings of various style.

RELEVANT SITE HISTORY

M/20/09/	First floor dormer extension	Approve Cond 03-04-2009
M/24/55	House	Approve Cond 20-07-1955

REPRESENTATIONS

Representations received:
Middleton Parish Council
No Objection
Comments on Representations received:
Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

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 is a re-submission following M/20/09, to include an additional dormer window on the northern elevation of 'The Heron', Ancton Lodge Lane.

The proposed additional dormer would measure approximately 3.4m in width, 3m in height, with cheeks approximately 1.7m deep.

The proposed dormer would have a hipped roof, with plain tiles to match those of the remainder of

the dwelling. The elevations of the dormer are also to be hung with plain tiles and the windows are to be of white upvc, also to match the existing. The proposed additional dormer, though smaller in size, would be similar in appearance to that already approved.

It is therefore considered that by reason of its scale, design and materials, the proposed dormer would not represent an incongruous addition to the dwelling, and as such would not have a detrimental effect on the character or appearance of the site and its surrounding area.

The proposed dormer would face the southern elevations of 'The Litten' of Ancton Lodge Lane, and 20 North Avenue South. There would be a distance of approximately 5m between the proposed additional dormer and the rear boundary of the property in closest proximity, 20 North Avenue South. It is therefore deemed prudent to recommend a condition stating that the additional dormer be obscure glazed so as to avoid overlooking of the amenity space of the neighbouring property. It is therefore considered that subject to the inclusion of the for-mentioned condition, the proposed development will not have a materially adverse impact on the residential amenities of the occupiers of neighbouring properties by means of being over bearing or giving rise to overlooking.

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 dormer windows on the rear section of the northern elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

3 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: GEN7, GEN2, 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.