M/72/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Extension to form utility room, en-suite and dressing room. 5 Norfolk Way, Bognor Regis, West Sussex.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed single storey side extension measuring approximately; 2.55m in width, 8.5m in depth and 3m in height with a low pitched roof.
SITE AREA	700 square metres approximately.
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	Mix of 2m high walling and fencing to rear boundaries, and the front boundaries are kept by a mix of hedging and walling.
SITE CHARACTERISTICS	Detached bungalow with rough white rendered elevations, hipped roof with red/brown tiles and a detached garage to rear.
CHARACTER OF LOCALITY	The site is within a private residential estate and the beginning to Farm Close. The development is mixed style bungalow and chalet properties. The roadway is narrow with no pavement.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
M/21/70	Erection of double garage conversion of exiting garage to a bedroom construction of a new bathroom porch & utility.	Approved 29-04-1970

REPRESENTATIONS RECEIVED

SOURCE		SUMMARY OF CONTENT
Middleton Parish Council	No objection	
LOCAL GROUPS	None	
OTHER	None	

CONSULTATION RESPONSES

CONSULTEE		SUMMARY OF RESPONSE
Environment Agency	No objection	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE	
Within Built-up Area Boundary	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Flood Zone 2

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1, ERA4
Arun District Local Plan : GEN7, DEV19, GEN10

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS25 - Development and Flood Risk

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.

COMMENT ON CONSULTATION RESPONSES

Note

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 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.

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 site is within a private residential estate and the beginning to Farm Close. The development is mixed style bungalow and chalet properties. The roadway is narrow with no

CONCLUSIONS

pavement. The proposal seeks planning permission for a single storey side extension to provide a dressing room, en-suite and utility room.

The proposed extension is considered to be of an acceptable design and scale in relation to the main dwelling and the surrounding plot. The proposed increase in the volume and footprint of the property is considered to maintain visual subservience. The maximum height is approximately 3m, when assessed against the distances between it and neighbouring dwellings it is considered unlikely to cause overshadowing or overbearing affect.

The extension is single storey and the existing boundary treatment is considered to preclude any adverse over looking. Some efforts have been made to encourage the extensions visual integration by introducing a low pitched roof and by utilising matching materials to those on the existing property.

The proposed development is not considered likely to cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the property or the surrounding area.

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

RECOMMENDATION M/72/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: M/72/07/

1 **To Addressee**

2 **Site Address**

5 Norfolk Way
Bognor Regis
West Sussex
PO22 6JG

3 **Description of Development**

Extension to form utility room, en-suite and dressing room

4 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

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 The materials and finishes of the external walls and roof of the extension 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.

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, CH1, ERA4

LOCAL PLAN: GEN7, DEV19, GEN10

NATIONAL POLICIES: PPS1, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Miss K Brocklebank