

**PLANNING APPLICATION REPORT**

**REF NO:** M/83/11/

**LOCATION:** 2 Elmer Road  
Bognor Regis

**PROPOSAL:** Ground and first floor rear extensions

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | Application seeks consent for a ground floor extension (2.9 x 4.2 x 4.3 metres) and first floor extension (8 x 5.4 x 3.3 metres) to the rear of the property.                                                                      |
| SITE AREA                   | Approximately 500 sq metres                                                                                                                                                                                                        |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                |
| TOPOGRAPHY                  | The property is raised up from the road at the front.                                                                                                                                                                              |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                     |
| BOUNDARY TREATMENT          | The front boundary is a low brick and flint wall, the side and rear garden boundaries comprise mature vegetation and a beech hedge, approximately 3-4 metres high.                                                                 |
| SITE CHARACTERISTICS        | Detached, two storey dwelling constructed from brick, painted white with a hipped, tiled roof and crittal framed windows. Two storey flat roof extension at rear. Vehicular access to the property is at the rear via Greenfields. |
| CHARACTER OF LOCALITY       | Mixed residential and commercial comprising detached dwellings, 3 storey flats and a district shopping centre.                                                                                                                     |

**RELEVANT SITE HISTORY**

|         |                                                                                       |                              |
|---------|---------------------------------------------------------------------------------------|------------------------------|
| M/10/74 | Replacement of rear porch                                                             | Permit'd Devel<br>28-02-1974 |
| M/71/79 | 2-Storey extension to the rear for kitchen lounge and bathroom front porch and garage | Approve Cond<br>12-09-1979   |

**REPRESENTATIONS**

**Representations received:**  
Middleton Parish Council  
No objection.

**1 Letter of Objection:-**

No objection to the proposed development itself, but concerns regarding access when works are in progress. The owner has a right of access on land at the rear owned by Greenfields. Access is limited, therefore can the applicant advise where contractors vehicles, skips, deliveries will park. Concern that entrance roadway to Greenfields will be damaged by heavy traffic, resulting in overspill parking onto the Greenfields private development.

**Comments on Representations received:**

Comments noted. This is a civil matter to be discussed between individual parties.

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

**POLICY CONTEXT**

Designation applicable to site:

Class B Road

Class C Road

Within built-up area boundary

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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**

The application seeks consent for the construction of a first floor rear extension with a pitched, hipped roof and a maximum ridge height of 8 metres. The extension would replace an existing flat roof extension, which is of no design merit and is out of keeping with the hipped roofline of the dwelling.

The ridge of the proposed two storey extension would project 300mm higher than the roofline of the property. However, the proposed extension would be on a similar footprint as the existing flat roof extension and is considered to be a more sympathetic addition that respects and enhances the character and appearance of the existing dwelling.

The proposed single storey rear extension would project to a depth of 4.3 metres on a rear patio with a flat roof, height 2.9 metres, and a glazed roof lantern. The extension is visually subservient to the dwelling and is an acceptable design.

The applicant seeks to replace the crittal windows with uPVC glazing and to insert 1No. window at first floor level on the west flank elevation. The window would be obscure glazed to a height of 1.7 metres from finished floor level, to prevent direct overlooking and loss of privacy to the neighbouring property at Nos 11-23 Greenfields.

The proposed alterations and extensions are mainly to the rear and would have minimal visual impact on the streetscene and the established character of the surrounding area. The site is well screened on the side and rear garden boundaries by mature shrubs/vegetation and is surrounded by 3-4 storey blocks of flats. As such, the proposal will not adversely impact the amenities of neighbouring properties.

It is therefore recommended that planning permission is granted, 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 development hereby approved shall be carried out in accordance with the following approved plans: Existing and Proposed Elevations, Location and Site Maps, Sheet 1, Existing and Proposed Floor and Roof Plans, Sheet 2, received on 11 October 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

### **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 31 and full reasons appear in the Officer report.