M/92/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Reform pitch roof with additional dormers to form new bedroom 43 Central Drive Elmer Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	First floor side extension incorporating 2 x rear dormers and 2 x front dormers
SITE AREA	560 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Fencing and hedging
SITE CHARACTERISTICS	Detached two-storey property
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
M/119/90	Two storey garage, bedroom and bathroom extension	Approved Conditionally 27-02-1991

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Middleton Parish Council	No objection
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: GEN7, DEV19

M/92/07

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, and impact upon locality.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted

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 would have no materially adverse effect on either the visual amenities of the locality or residential amenities of neighbouring properties.

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 extension would impact upon the neighbouring property to the east by way of a certain amount of overbearing, overshadowing, and loss of light. However approximately 3m is retained between the extension gable and neighbouring bungalow to the east, and the extension will be one-and-half, rather than full two-storey. Both factors assist in reducing resultant overbearing and overshadowing effect, so that remaining is not considered demonstrably adverse as to warrant refusal.

There is an absence of first floor windows (this can be controlled by condition) and the windows in the neighbouring bungalow to the east serve bathroom and kitchen (not habitable rooms) and as a secondary light source to the bedroom (with the primary light source largely unaffected). The front and rear properties are currently overlooked, so any additional overlooking would not be demonstrably greater than that currently experienced. The extension is visually integrated to existing. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION M/92/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: M/92/07/

1 **To Addressee**

2 **Site Address**

43 Central Drive
Elmer
Bognor Regis

3 **Description of Development**

Reform pitch roof with additional dormers to form new bedroom.

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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the east elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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

LOCAL PLAN: 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 M Porter