

**PLANNING APPLICATION REPORT**

**REF NO:** P/40/10/

**LOCATION:** 7 Sylvia Close  
Bognor Regis

**PROPOSAL:** 2 storey side extension.

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                                                                                                               |
| SITE AREA                   | Approximately 250 square metres                                                                                                                                                                        |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                    |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                     |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                         |
| BOUNDARY TREATMENT          | Open to front. Close boarded fencing approximately 1.8m high, supplemented with trees and hedging.                                                                                                     |
| SITE CHARACTERISTICS        | The site is a two storey end of terrace dwelling with brick faced upper and white painted lower elevations.                                                                                            |
| CHARACTER OF LOCALITY       | The site is located in a residential cul-de-sac of properties of a similar style, with the exception of no. 7A, which lies to the north of the site and is a single storey detached bungalow dwelling. |

**RELEVANT SITE HISTORY**

|          |                           |                            |
|----------|---------------------------|----------------------------|
| P/132/88 | Two storey side extension | Approve Cond<br>31-10-1988 |
|----------|---------------------------|----------------------------|

**REPRESENTATIONS**

**Representations received:**

No Objection:

Members considered the policy provisions of GEN7 and DEV19 and the Pagham Village Design Statement in respect of a proposal for what is a two storey extension. Their concern was for the protection of quiet enjoyment of the adjacent dwelling.

Having regard to a clear separation of at least 1 metre (as scaled) from the flank boundary, and no fenestration being incorporated in that wall, (any windows with potential for overlooking would clearly be subject to a separate application for consent), members resolved to offer no objection.

One letter of representation, raising no objection providing that the proposed development will be no further to the boundary fence by one metre, and that there will be no windows within the gable end.

**Comments on Representations received:**

Noted. A suitable condition has been recommended.

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:  
Within the Built Area

**DEVELOPMENT PLAN POLICIES**

South East Plan:

|                           |                       |                                              |
|---------------------------|-----------------------|----------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary                       |
|                           | <a href="#">GEN7</a>  | The Form of New Development                  |
|                           | <a href="#">DEV19</a> | Extensions to existing residential buildings |

**PLANNING POLICY GUIDANCE**

PPS1

Delivering Sustainable Development

**SUPPLEMENTARY POLICY GUIDANCE**

PDS

Pagham Parish Council's Village Design  
Statement by PaghamPC

**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 seeks planning permission for the construction of a two storey side extension at 7 Sylvia Close.

The proposed extension would measure approximately 3m in width, 4.2m in depth, and 6.2m in height. The proposed extension would have a pitched roof, flush with that of an existing two storey extension, but lower than the host dwelling, so as to create a more visually subservient appearance.

It is appreciated that the the proposed development would result in quite an extensive increase in the width of the original dwellinghouse, due to an existing two storey extension. However, the two extensions are well recessed from the front of the property, and are set back from the original front elevation by approximately 4.8m. It is considered that the siting and size of the proposed extension is such is such that it is not considered to have a significant impact on the visual amenities of the locality.

The proposed extension would be located approximately 1m from the northern (side) boundary of the site. The flank of the property to the north, no. 7a Sylvia Close, is approximately 10 metres from the flank of the proposed extension. Furthermore, the detached garage of no. 7a lies in close proximity to the proposed extension, largely mitigating any potential overbearing impact.

The proposed extension contains no windows on its northern (side) elevation, and as such it is not considered to have a significant impact on the residential amenities of the occupiers of neighbouring dwellings by means of giving rise to overlooking. It is considered appropriate to recommend a condition restricting additional windows been inserted within this elevation in order to protect the residential amenities of the occupier of the neighbouring dwelling.

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 This permission relates to the following approved plans; substitute site and location plans received 8th June 2010, and proposed floor plans and elevations received 12th May 2010.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in the northern (side) wall of the extension 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 GEN7, DEV19 of the Arun District Local Plan.

- 4 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 policy GEN7 of the Arun District Local Plan.

- 5 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: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

#### PAGHAM VILLAGE DESIGN STATEMENT

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