PLANNING APPLICATION REPORT

REF NO: **P/47/08/**

LOCATION: 14 Pagham Road
Bognor Regis

PROPOSAL: Kitchen & utility extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension.
SITE AREA	Approximately 648 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to rear and sides
SITE CHARACTERISTICS	Detached bungalow with tiled roof
CHARACTER OF LOCALITY	Residential. Properties of similar style and design

RELEVANT SITE HISTORY

Reference	Description	Decision
P/112/00/	Lounge, bedroom & study extension.	Approve Cond 05-02-2001
P/37/59	Garage	Permit'd Devel 21-10-1959

REPRESENTATIONS

Representations received:

Pagham Parish Council

Pagham Parish Council: No objection

Comments on Representations received:

Noted.

CONSULTATIONS

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report

Southern Water Services Ltd

Consultations responses received:

Southern Water: No comment

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	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 and residential amenities of the locality.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations, including The Pagham Village Design Statement, to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The single storey, flat roof design of the extension would avoid adverse overbearing and overshadowing effect.Maximum boundary screening (2m close boarded fencing) mitigates any unacceptable overlooking and loss of privacy.The extension is visually integrated with the existing property. It is therefore recommended the application be approved conditionally.

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 materials and finishes of the external walls 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.

3 The flat roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 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, including the Pagham Village Design Statement, 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.

6 INFORMATIVE:

Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistence techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)