

PLANNING APPLICATION REPORT

REF NO: P/57/10/

LOCATION: 12 Pagham Road
Bognor Regis

PROPOSAL: Replace glass conservatory roof with concrete interlocking tiles, resubmission of P/95/09.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed rear extension measures approximately 4.5m in width, 3m in depth by 4.3m in height.
SITE AREA	Approximately 784 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has dwarf wall with entrance gates 1m in height, rear boundary has close boarded fencing approximately 1.8m in height, south side boundary has close boarded fencing + hedging approximately 3m in height, north side boundary has close boarded fencing + hedging approximately 2m in height.
SITE CHARACTERISTICS	Detached property with roof conversion currently being constructed with garage to front sited on south side. Summer house in rear garden. The property has reddish/brown brickwork, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Class C Road. Residential comprising two storey detached, chalet style and bungalows of various styles and designs.

RELEVANT SITE HISTORY

P/95/09/	Roof conversion, extensions and conservatory	Approve Cond 18-12-2009
P/42/55	Bungalow and garage	Approve Cond 07-12-1955

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Class C Road

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

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

The submitted application is for an amendment to the conservatory which was previously approved on 18th December 2009 under planning application P/95/09. The approved application was for a roof conversion, extensions and conservatory.

At the time of the officer's visit the roof conversion and extensions were in the course of construction. This application seeks to replace the glass conservatory with a brick built extension with a tiled roof. The proposed extension on the rear northern side of the dwelling will become a larger living area and the roof will form a continuous line from the main dwelling. The footprint remains the same but the height will be slightly lower than the previous extension from 4.7m to 4.3m. The neighbouring property to the north No 14 is sited approximately 2.2m away. With the absence of windows on the side elevation facing No 14 it is not considered that the two roof lights would create any harmful overlooking or loss of privacy. The rear extension is sited approximately 10m away from the neighbouring property to the south No 6. There are patio doors on the south side elevation fronting No 6 but with adequate distance and boundary hedging of approximately 3m in height it is not considered that these windows would create any harmful overlooking or loss of privacy.

Taking this into account it is not considered that the extension would detrimentally harm the occupiers of No 6 and 14 by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension to the rear is not considered to be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

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: Block/Site Drg No TSP 318 Sk04, Floor/Elevations/Roof/Section Drg No TSP 319 Sk03 Rev C.

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

- 3 No windows (other than those shown on the plans hereby approved) shall be constructed in the north side 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 and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 **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

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