

PLANNING APPLICATION REPORT**REF NO:** AB/102/11/**LOCATION:** 178 Fitzalan Road
Arundel**PROPOSAL:** Ground floor extension to rear of property and erection of amenity workshop to rear of garden**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.03ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat, with a flood bank to the rear of the site rising above the ground floor level.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear the property is separated on the north-western and south-eastern boundaries by a 2m high closed board fence. The southern boundary is a 1.5 metre high picket fence beyond which is a flood defence bund approximately 2.5 to 3 metres in height.
SITE CHARACTERISTICS	Two storey mid-terrace property with red/brown brick elevations and red/brown tiled roof. In addition the property has a rear extension and there are 2 sheds within the rear garden.
CHARACTER OF LOCALITY	The property is located in a residential area. The site itself is a middle property in a row of terraced two storey dwellings. Opposite the property are a number of detached and semi detached dwellings. A number of properties in the area have rear extensions and other buildings situated in their rear gardens.

RELEVANT SITE HISTORY

AB/92/07/	Demolition & replacement of existing rear ground floor extension & new room in roof extension with rear dormer	Approve Cond 30-07-2007
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REPRESENTATIONS**Representations received:**

Arundel Town Council

Arundel Town Council- no objection to proposed extension; object to proposed amenity workshop by reason that it is unsympathetic, obtrusive and out of character with the area when viewed from the river bank.

Comments on Representations received:

The objection to the amenity workshop is noted. However, for reasons that are set out in the conclusions below it is felt that the proposal is not injurious to the character of the area. Furthermore the proposal cannot be viewed from public land, or from boats using the river as the roof of the proposed amenity workshop is below the level of the bund on the river bank.

CONSULTATIONS

Environment Agency

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built up area boundary
Flood Zone 2 & 3

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk

POLICY COMMENTARY

PLANNING

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

PLANNING

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 site is situated within a predominantly residential area consisting mainly of terraced properties. 178 Fitzalan Road is situated within a long and narrow plot. There are currently two wooden sheds in the rear garden. The proposal comprises the removal of the existing rear extension and construction of a new extension to 178 Fitzalan Road to provide reconfigured kitchen and storage facilities, and the construction of an amenity workshop in the rear garden. There are no alterations to the front elevation of the property. The proposal will provide no additional living space.

PRINCIPLE

The key issues of principle affecting this application is whether the proposed workshop building could be used as an independent dwelling separate from the existing house, and whether its construction is in keeping with the character of the area.

The proposed amenity workshop will not enjoy a separate access, does not have bathing facilities, and as there are no proposed kitchen, washing or storage facilities and will be incidental or ancillary to the main house. As such the development is acceptable in principle. It is however, considered prudent to condition that the building should only be used ancillary to the main dwelling to ensure it is not used as a separate unit of accommodation or commercially at any time.

There are a number of similar amenity workshops in close proximity to the site, most notably at 170 Fitzalan Road which was granted permission in 2006 (AB/25/06/). Furthermore there are a number of large garden sheds in the garden and in the gardens of adjacent properties. These vary significantly in size, scale and design. As such, the construction of this amenity workshop would not be out of character for the area.

VISUAL AND RESIDENTIAL AMENITY

The proposed amenity workshop is considered to be of acceptable design and scale. The amenity workshop measures 9.9 metres long and some 2 metres wide, with a roof height of 2.1 metres. The roof of the proposed porch is 2.4 metres tall. Access is gained from the site of a porch area extending a further 0.8m from the south-western facade. The external elevations are to be horizontal timber board with an earth sheltered grass finish roof.

The proposed amenity workshop includes two windows on its south-western facade, as well as a number of eaves level windows. However, it is not considered that it would result in overlooking as the view is likely to be obscured by the existing 2metre high fencing along the north-western and south-eastern boundaries.

Due to the distance between the proposed amenity workshop and neighbouring properties it is not considered that it would result in adverse overshadowing or cause an over bearing effect. The nearest point of the amenity workshop is some 11 metres from neighbouring properties, and as previously stated is situated behind a 2 metre high fence.

HOUSEHOLD EXTENSION

The proposed new extension to 178 Fitzalan Road to provide reconfigured kitchen and storage facilities is a sympathetic design. The proposal improves the visual appearance of the property by providing a less busy design and a more simple arrangement of features than what is in place at present. Materials proposed are to match the existing property in terms of brickwork and windows. The proposal presents no overlooking or overshadowing issues, and presents no threat to residential amenity.

The extension is considered to be sympathetic to the host building and the character of the area.

CONCLUSIONS

The site lies within the built up area boundary and the proposed extension is considered to be acceptable in terms of design and scale. The amenity workshop would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking and are in keeping with the character of the locality.

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 The development hereby approved shall be carried out in accordance with the following approved plans

PO1/006/11
PO2/006/11
TR1/006/11

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

- 3 The workshop building hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 178 Fitzalan Road as a dwelling and shall not be used as a separate unit of accommodation or commercially at any time.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation or commercial unit which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 Within two months of the container forming the basis of the workshop building being stationed on the land and prior to the use of the workshop building it must be clad and all other works including the glazed feature and warm deck earth sheltered roof are to be completed.

REASON: To ensure the development is completed in accordance with the approved plans to safeguard the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: The applicant is advised that the new building should be designed in accordance with good practice in flood risk areas, employing flood resilient materials and building techniques with raised electrics. Reference should be made to 'Preparing for floods' ODPM 2003.

- 6 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, DEV 19

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.