

APPLICATION REF: AB/117/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Single storey rear extension, 5 Bernard Road, Arundel.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey rear extension will measure approximately 7.8m in length, 3.1m in depth and will be 3m (maximum) in height.
SITE AREA	Approximately 953 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Uphill from Ford Road.
TREES	None affected by the application.
BOUNDARY TREATMENT	Side boundary with No 3 close boarded fencing approximately 1.8m in height, side boundary to No 7 has bamboo fencing approximately 2m in height, rear boundary has hedging/tree screening over 2m in height.
SITE CHARACTERISTICS	Detached two storey property with side dormers, attached garage, conservatory on rear elevation. The walls have red brickwork, PVCu windows with white shutters on front elevation and a brown tiled roof.
CHARACTER OF LOCALITY	Residential area comprising large detached two storey and detached bungalows of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/15/48	New house.	Approved/Conditionally 14-10-1948.
AB/3/49	Amended plans for new house and garage.	Approved/Conditionally 10-03-1949.
AB/28/54	Extended window and verandah.	Approved/Conditionally 03-09-1954.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection providing all materials match existing.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

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DESIGNATION APPLICABLE TO SITE

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, GEN7, DEV19.

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted – a condition to be placed on the approval regarding materials to match existing building.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 existing conservatory on the rear elevation which is the full length of the building is to be replaced with a single storey extension and will project approximately 1m into the rear garden than the existing structure. The extension is considered acceptable in terms of size, height and design and will appear visually subservient to the main building.

There are no properties to the rear of the site and the neighbouring boundary to the south No 3 is approximately 4m from the proposal and the neighbouring boundary to the north No 7 approximately

APPLICATION REF: AB/117/06**CONCLUSIONS**

3.5m away. With adequate boundary screening and the absence of windows on the side elevations of the extension it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

Due to its rear position, it is not considered that the extension would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.



ARUNDEL

AB/117/06/

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Arundel

RECOMMENDATION

Approve Conditions

- 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 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.

