

PLANNING APPLICATION REPORT

REF NO: AB/130/09/

LOCATION: 9 Priory Road
Arundel

PROPOSAL: Alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed alterations involve the conversion of the existing garage into a utility room and shower room area. Various changes will also be made to the fenestrations of an existing single storey side extension which currently houses a garage and kitchen. In addition, a car-port will be created by extending the false-pitch roof of the existing single storey extension further to the side. This extension measure approximately 7.9 metres in length by 2.2 metres in width and 4.1 metres in height.
SITE AREA	Approximately 677 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is cut into a hillside with sloping upwards from the road to the rear of the dwelling and then falling towards the far end of the garden. There is also a slight upwards slope running from east to west.
TREES	Large trees to the front boundary.
BOUNDARY TREATMENT	The front of the site is open but large trees either side of the driveway provide screening. The side and rear boundaries are marked by approximately 2 metre high hedging.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown brick elevation walls and a tiled hipped roof. There are two chimneys on the western elevation. A single storey false-pitch extension is attached to the eastern elevation. This extension features a garage with timber double doors to the front. The rear part of the extension contains a kitchen. There is a hard surfaced driveway to the front of the dwelling.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by a mixture of detached dwellings that are either two-storey or chalet style. The dwellings along the road are set well back behind a mature tree line which largely screens them from view.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

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

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 proposal would alter the appearance of the dwelling by extending the roof of the existing single storey extension further to the side. It is considered that the proposal would not have any significant visual presence on the street scene as, being single storey in height, it would be effectively screened by the large trees to the front of the site. It is therefore considered that there would be no impact on the character and appearance of the surrounding area, harmful or otherwise.

It is considered that the proposal would relate sympathetically towards the existing building in terms of design and scale. Its single storey height would ensure that it maintained visual subservience with the existing two-storey dwelling. It will integrate effectively with the existing side extension by mimicking the existing roof and it is believed this will mean it and the existing side extension would appear as one entity. Further, the false-pitch roof relates well to the pitched roof of the existing dwelling.

It is considered that the proposal would not result in an adverse impact on residential amenities. It would face towards a flank wall of the nearest neighbouring property to the east and this, its modest height and the presence of boundary screening would ensure that there would be no unacceptable level of overlooking, overshadowing or overbearing towards neighbouring properties.

It is therefore recommended that this 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:-

91038.1; 91038.2

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 **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.