

PLANNING APPLICATION REPORT**REF NO:** AB/136/10/**LOCATION:** 18 Priory Road
Arundel**PROPOSAL:** Rear extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The rear extension to replace the existing conservatory would measure approximately 4.1m x 5.9m x 3.2m high. The conservatory would measure approximately 3.1m x 6m x 3.1m high.
SITE AREA	Approximately 843 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes up from the road, rear steps up steeply.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear of the site enclosed by varying hedging approximately 2-3m high. Brick retaining wall to front boundary.
SITE CHARACTERISTICS	Detached 2 storey dwelling, red brick elevations with hipped red tiled roof. Single storey mono-pitch addition to rear elevation and a conservatory.
CHARACTER OF LOCALITY	Sited within a residential area, mix of detached 2 storey dwellings on north side of the road, single storey properties predominantly to the south. Property to the east of the site on higher land given topography of the area.

RELEVANT SITE HISTORY

AB/51/96	Demolition of existing garage. Construction of new single storey extension comprising bedroom, shower room, utility and enlarged kitchen, new conservatory.	Approve Cond 12-07-1996
AB/152/01/	Single storey conservatory replacing existing conservatory	Approve Cond 28-01-2002
AB/15/10/	Demolition of existing rear conservatory, erection of rear flat roofed extension.	Approve Cond 30-04-2010

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 the built-up area boundary

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
------	------------------------------------

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 proposed application seeks permission for single storey rear extensions to replace an existing conservatory and a flat roof kitchen extension. The site was the subject of a previous planning approval for similar rear extension to which AB/15/10/ refer. The proposed additions by means of their siting and design would not be viewed within the street scene and therefore will not impact upon the appearance of the surrounding residential area nor the existing dwelling.

The addition replacing the existing conservatory would be some 600mm lower than the existing structure and would maintain the existing distance to the neighbouring boundary to the south west of the site. The conservatory is to be some 1.5m from the north east boundary with the land stepping up some 1.5m to the neighbouring site. The extensions therefore are not considered to give rise to unacceptable loss of amenity to neighbouring properties by way of the overbearing affect, overlooking or loss of light.

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;
1:1250 Plan Drawing No. 10/03/5; 10/03/1; 10/03/2; 10/03/4; 10/03/3; and 10/03/6.

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.