AB/139/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Proposed rear and side extensions 48 Torton Hill Road Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	L-shaped single storey hipped roof extension to side and rear of existing property. To measure approximately; 4.7m in height, 7.5m in length, and 6.9m in width (at maximum)
SITE AREA	833 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloped downwards west to east
TREES	None of significance affected by proposal
BOUNDARY TREATMENT	Front boundary kept by green picket fence approximately 1m in height. Rear and side boundaries kept by mixture of hedging and fencing approximately 1.8m in height
SITE CHARACTERISTICS	Detached two-storey property with brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with detached two-storey properties of various design and style

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/48/79	Proposed formation of front porch and tile hanging first floor elevation and single storey study at rear	Approved Conditionally 18-04-1979
AB/109/82	Replace windows and provision of new front door together with porch	Approved Conditionally 04-08-1982

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	~~Awaited~~ No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No development or new tree planting should be located within 3

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan: 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

Noted. However the issues raised by Southern Water are dealt with under different legislative powers. In the event of the application being recommended for approval, an informative will be attached to the decision notice advising the applicant of the comments by Southern Water.

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ Noted

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 either the visual amenities of the locality or residential amenities of neighbouring properties.

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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

It is accepted the proposal would impact upon the residential amenities of neighbouring properties – in particular from the velux windows in the northwest elevation of the extension, and that the sloped topography of the site results in the proposal being more visible to the neighbouring property to the northwest.

However given boundary screening, retention of distances 1m and greater between proposal and site boundaries, absence of windows or other openings in the northwest side elevation of the proposal hereby permitted, and that the roof of the proposal is angled away from the northwest boundary, any adverse overlooking, loss of privacy, overbearing, and overshadowing resulting from the proposal onto neighbouring properties is considered minimal.

Since the decking platform does not enable storage under, the decking is "permitted development" and can be erected without the prior permission of the Local Planning Authority.

To further minimise any potential overlooking and loss of privacy it is recommended condition be attached to the decision notice ensuring no windows or other openings other than those shown on the plans hereby permitted in the northwest elevation of the extension (marked as west on the plans hereby approved) without the prior permission of the Local Planning Authority.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

ARUNDEL AB/139/06/

Proposed rear and side extensions

48 Torton Hill Road
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 roofs 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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the northwest elevation (marked as the west elevation on the drawing no 0713-DPA 01 hereby approved) of the extension hereby approved without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 INFORMATIVE: The applicant is advised of the attached comments and plan by Southern Water.