**PLANNING APPLICATION REPORT**

**REF NO:** AB/144/08/

**LOCATION:** 16 Dalloway Road
Arundel

**PROPOSAL:** Amendments to previously approved planning permission AB/51/07/ (construction of extension, addition of first floor above existing garage, improvements and associated works) to incorporate a pitched roof over the two storey extension.

**SITE AND SURROUNDINGS**

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| DESCRIPTION OF APPLICATION | A above. The proposal involves the formation of a hipped roof over a two storey flat roof rear extension that was approved under application AB/51/07. The length and will remain the same with the height increasing from approximately 5.2 metres to approximately 6.9 metres. |
| SITE AREA | Approximately 542 square metres. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominantly flat although there is a slight downwards slope running from the north west to south east. |
| TREES | None of any significance affected by the proposed development although the site backs onto ancient woodland which is also a Site of Nature Conservation. |
| BOUNDARY TREATMENT | The front of the site is open. The rear boundary is marked by approximately 1.2 metre high wire fencing and is lined by trees that are on the edge of the woodland to the rear. The side boundaries are followed by approximately 1.8 metre high close boarded fencing and a 2 metre high wall to the north east and south west respectively. There is also approximately 2 metre high hedging in places. |
| SITE CHARACTERISTICS | The site is occupied by a detached two storey dwelling which has yellow brick elevation walls and a tiled, gable roof. Works approved under planning application AB/51/08 are currently in progress with the walls of the proposed extensions largely built in a single breeze block layer although exterior cladding has not yet been added. |
| CHARACTER OF LOCALITY | The site is located on a residential road which is characterised, predominantly, by detached two storey dwellings which have open fronts, with grass verging to the side of the road which is also lined by medium sized |

ornamental trees. To the rear of the site there is an area of ancient woodland which is also a Site of Nature Conservation and is dissected by a number of public footpaths including one that passes close to the rear of the site.

## RELEVANT SITE HISTORY

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|---|---|---|
| AB/51/07/ | Construction of extension, addition of first floor above existing garage,improvements and associated works. | Approve Cond 22-06-2007 |

## 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
Open Plan Condition
Tree Preservation Order
Permitted Development Restriction (relates to AB/51/07 ¿ conditions from this application will be applied to any given approval).

## DEVELOPMENT PLAN POLICIES

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|---|---|---|
| West Sussex Structure Plan: | LOC1 | Locational Strategy |
| | DEV1 | High Quality Development |
| Arun District Local Plan: | GEN2 | Built-up Area Boundary |
| | GEN7 | The Form of New Development |
| | DEV19 | Extensions to existing residential buildings |

## PLANNING POLICY GUIDANCE

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|---|---|---|
| | 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 will result in the change of appearance for an already approved two storey flat roof extension. As the height of the extension will remain below that of the ridge height of the existing roof and as the extension is positioned entirely behind this roof, it is considered that the increase in height will not have a material effect upon the character and appearance of the street scene.

It is considered that the proposed hipped roof would improve the appearance of the extension by making it more sympathetic to the form of the existing pitched roof and therefore better integrated to the existing building.

No windows additional to those approved under AB/51/07 will be installed, ensuring that an overlooking element will not be produced and the relatively small increase in height is considered to not create an overbearing appearance towards neighbouring properties or to lead to a demonstrable increase in overshadowing as the roof will slope away from the site boundaries.

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

## 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 materials and finishes of the external walls and roofs of the extensions 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 No development shall be carried out unless and until the colour/wood type of the weather boarding to be used for the external walls of the extension has been specified in writing and submitted to and approved by the Local Planning Authority and the colour/wood type so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 No windows (other than those shown on the plans hereby approved) shall be constructed at first storey level in the east and west elevations or within the roof of the extensions hereby permitted which adjoins the side boundary with number 14 and 18 Dalloway Road without the prior permission of the Local Planning Authority on an application in that behalf.

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

5 No development shall carried out unless and until details of screening at a height of no less than 1.8m to the east side of the balcony hereby approved have been submitted to and approved by the Local Planning Authority and the screening so approved shall be used in the construction of the balcony.

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

6 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

STRUCTURE PLAN: DEV1, LOC1

LOCAL PLAN: 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.