AB/151/05

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations and reconstruction of existing single storey rear extension 2 Orchard Place, Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to demolish the existing rear flat roof extension and replacing it with pitched roof single storey extension and also the insertion of a dormer window on the rear elevation.
SITE AREA	265 sq.m. 0.0265 hectares
TOPOGRAPHY	The site is on rising ground.
TREES	N/A
BOUNDARY TREATMENT	Fling and brick wall
SITE CHARACTERISTICS	End of terrace cottage, painted flint. Rear flat roof extension. Slate roof.
CHARACTER OF LOCALITY	Terraced houses with front and rear dormers.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection
Local Groups	None
3 letters of objection	The new extension is not exactly as the original, it is large and will cut out light to neighbouring property. It is out of character. The dormer is larger than other existing and will overlook gardens. Will add to parking problems.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	Comment: Conservation roof lights to be used.
Southern Water	There is a public sewer in the vicinity, its exact location must be ascertained by the applicant as no development should be located within.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Designated Conservation Area

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH4
Arun District Local Plan : GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect on neighbours and the street scene.

COMMENT ON CONSULTATION RESPONSES

Noted. The application is for a dormer and dormers already existing to the front and rear in this location.

COMMENT ON REPRESENTATIONS RECEIVED

The extension is single storey and is approximately ½ metre of the boundary. There are a variety of dormer windows in this location. An alteration to an existing extension will not generate parking issues.

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 the replacement single storey extension will not cause any overlooking or excessive overshadowing of neighbouring properties. The new dormer will not create any unreasonable overlooking than exists already as neighbouring properties have rear dormers.

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 replacement rear extension will not cause any detrimental effects on either neighbours or the Conservation Area. Indeed the design would be a visual enhancement on the existing flat roof extension.

The rear dormer will not cause any visual harm. There are other rear dormers in the terrace and around this section of Arundel.

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CONCLUSIONS

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

ARUNDEL AB/151/05/

Alterations and reconstruction of existing single storey rear extension

2 Orchard Place
Arundel

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 INFORMATIVE

There is a public sewer in the vicinity and its exact location must be identified on site. No development or tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.