AB/25/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	First floor extension 18 Dalloway Road Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	First floor flat roof rear extension to measure (at maximum) approximately; 2.8m in height, 8.5m in length, and 4.4m in depth, with an overall total height of the resultant building being 5.3m.
SITE AREA	480 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary undefined. Side and rear boundaries kept by fencing and hedging approximately 1.5 - 2m in height
SITE CHARACTERISTICS	Detached two-storey property with upper brown hanging tile and lower pebble dash walls and brown tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/126/02	Two storey extension	Approved Conditionally 24-12-2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	Objection. The Council considers the design to be inappropriate; the roof should be pitched to be in keeping with the surrounding environment
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

AB/25/07

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

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted. However the proposal is to the rear and, as such, is only directly visible from the rear. Therefore the proposal is not considered conspicuously obtrusive in the street scene to justify refusal.

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

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

Sufficient distance is retained between the proposal and any rear properties. It is acknowledged the proposal would impact upon the residential amenities of the neighbouring side properties. However given the retention of approximately 5m between the proposal and

CONCLUSIONS

west boundary, the retention of approximately 1.5m between the proposal and east boundary, and the absence of windows or other openings at first floor in the side elevations of the extension, any adverse overlooking, loss of privacy, overshadowing, overbearing resultant from the proposal onto the neighbouring side properties is considered minimal.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

ARUNDEL AB/25/07/

First floor extension. 18 Dalloway 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 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 shall be formed in the side elevations of the extension hereby permitted 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.