PLANNING APPLICATION REPORT

REF NO: **AB/33/08/**

LOCATION: 108 Fitzalan Road
Arundel

PROPOSAL: Proposed rear extension and alteration re-ordering

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey and first floor extension on the rear measures approximately 4.8m (maximum) in length, 4.1m (maximum) in depth by 6m (maximum) in height.
SITE AREA	Approximately 120 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Rear garden is on a higher level with riverbank to west of site.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and north side boundary close boarded fencing plus hedging approximately 1m in height, Rear boundary is open to the riverbank, side boundaries a mixture of close boarded fencing + hedging 1.8m-2m in height.
SITE CHARACTERISTICS	End of terrace two storey property with conservatory on rear, wooden sheds in rear garden. The walls have brown brickwork, white painted windows with a grey slate roof.
CHARACTER OF LOCALITY	Residential comprising terraced and semi-detached properties of similar style and design, river to west of site.

RELEVANT SITE HISTORY

Reference	Description	Decision

None.

REPRESENTATIONS

Representations received:

Arundel Town Council

Arundel Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within the Built Up Area boundary,
Abutts River Arun.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH1	Character
	LOC1	Locational Strategy
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 property is a two storey end of terrace and has an existing conservatory with larder and store on the rear of the dwelling. The proposal seeks to demolish the conservatory, larder and store and extend at ground and first floor level to form a kitchen/dining room and extend the existing bedroom at first floor level.

The extension will be on the same footprint as the existing structures and will be in line with the adjoining property No 110. The size and design of the extension is considered to be acceptable and the pitched roof at first floor level will be lower than the existing roof line and will have a slate roof to match the existing building.

Due to the lower roof height it is not considered that the roof will be readily visible from the neighbouring property No 110. There are no properties to the rear and the neighbouring property to the north No 106 is approximately 3m from the proposal and this property has a single storey extension on the rear that will front the proposal. There are no windows proposed at first floor level but there is a kitchen window at ground floor level. The neighbouring extension has no windows on the south side elevation so it is not considered that the kitchen window would create any adverse overlooking or loss of privacy to the occupiers of this property.

The proposal is considered to be visually subservient to the main building and due to its rear location would not be visible in the street scene, nor would it conflict with the established character of the surrounding residential area.

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 No windows shall be constructed at first floor level in the south side elevation of the extension hereby permitted which adjoins the side boundary with 106 Fitzalan 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.

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

STRUCTURE PLAN: LOC1 DEV1

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.