

PLANNING APPLICATION REPORT

REF NO: AB/73/09/

LOCATION: 15 Kirdford Road
Arundel

PROPOSAL: Extension to kitchen at ground floor. Designed to replicate existing building finishes.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension will measure approximately 3m x 3.6m x 3.3m high.
SITE AREA	Approximately 173 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The highway and site is on a slope.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by wooden fencing approximately 1.6m high.
SITE CHARACTERISTICS	Terraced 2 storey property. Red brick elevations, slate tiled hipped roof. Shed on rear boundary of the site.
CHARACTER OF LOCALITY	The site is located within a residential area, characterised by 2 storey terraced properties. The adjoining properties No.17 and No.13 have existing rear extensions.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Arundel Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water: Condition requiring the proposed means of water disposal to be submitted and approved. Informative to be attached to any permission that a formal application made for connection to public sewers.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

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 proposed application seeks permission for a single storey rear extension. Given the rear location of the addition the extension will not be readily visible within the street scene and will therefore not impact upon the character and appearance of the surrounding residential area.

The 2 adjoining properties No.13 and No.17 have existing rear extensions adjoining the side boundaries of No.15 which is considered to screen the development from the neighbouring properties. The proposal is therefore not considered to result in unacceptable loss of amenity to the neighbouring properties by way of the overbearing affect or loss of light. The proposal includes fenestration within the rear elevation facing the rear garden of the property with the existing boundary treatment screening direct views into the neighbouring gardens.

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 3 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to and approved by the Local Planning Authority in consultation with Southern Water.

- 4 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

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.

- 5 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel:01962 858688)