

PLANNING APPLICATION REPORT**REF NO:** AB/95/10/**LOCATION:** 2 Orchard Place
Arundel
West Sussex**PROPOSAL:** Rear bathroom extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The extension would measure approximately 2.1m in width x 4.3m in depth x 3m in height.
SITE AREA	Approximately 129 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes down from north to south.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	North boundary some 3m in height in formed of dwarf wall and mature hedging. Rear of the site enclosed by timber fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Mid terrace 2 1/2 storey dwelling, render and flint elevations, slate tiled roof. Flat roof dormer to rear roof slope, UPVC ship-lap to dormer cheeks. Timber casement windows.
CHARACTER OF LOCALITY	Sited within the Arundel Conservation Area. Mix of types and and styles of 2 and 2 1/2 storey terraced dwellings. Adjoining dwelling to south is recent addition to the terrace.

RELEVANT SITE HISTORY

AB/147/05/	Construction of 1 No. 3 bedroom residential cottage and minor alterations to existing cottage comprising new dormer window to rear elevation and blocking up existing windows to side elevation.	Refused 15-02-2006
AB/151/05/	Alterations and reconstruction of existing single storey rear extension	Approve Cond 15-02-2006

AB/51/06/

Construction of 1 no.new 3 bedroom
residential cottage, and minor alterations to
existing cottage comprising new dormer
window to rear elevation and blocking up
existing windows to side elevation
Re-submission of AB/147/05

Approve Cond
07-06-2006

REPRESENTATIONS

Representations received:

Awaited.

2 Letters of objection: (both from same address)

The side wall adjoining the boundary of No.4 is too high, would block light to the kitchen and dining room windows. Letter that objection is not made to the principle of the extension, however requests that the wall be reduced in height to reduce its impact. The extension would be sympathetic to the garden aspect of No.4 or in keeping with the existing Grade II Listed Building. Request that site is visited to consider the impact of the extension.

Comments on Representations received:

Comments on representations received:

At present the boundary is formed of a dwarf wall and hedging some 3m in height. Given that the proposed extension would be of a similar height to the existing boundary treatment its impact upon the adjoining site and private amenity of No.4 would be minimal and would not result in demonstrable loss of amenity by way of the overbearing affect or loss of light to No.4. Neither of the properties No.2 or 4 are Grade II Listed Buildings, the area however is classified as a Conservation Area, to which the extension is not considered to detract from. A site visit was carried out on 8th October at which the impact of the extension upon the neighbouring dwelling (No.4) was fully considered.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)
[AREA2](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for the Historic Environment

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 together with the character and appearance of the Conservation Area.

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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the character of the Conservation 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 to form a bathroom. The addition would infill an existing recess formed from a rear extension to which AB/151/05 refers, therefore the proposed addition would not be viewed as part of the street scene and will not impact upon the character and appearance of the surrounding Conservation Area.

The proposed extension would be built up to the boundary adjoining No.4 Orchard Place which at present has a boundary height of approximately 2.4m. Given that the proposed extension would be of a similar height to the existing boundary treatment its impact upon the adjoining site would be minimal and would not result in demonstrable loss of amenity by way of the overbearing affect or loss of light to No.4. The eaves height of the proposed addition would be greater than that of the existing rear extension, however it would be flat roofed and set below the ridge of the existing extension so that it would appear integrated with the existing building.

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 This permission relates to the following approved plans:

1:1250 Plan; 1:500 Block Plan; Drawing No. 10/46/2; 10/46/1 Received 22-10-10; and 10/46/3

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 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

LOCAL PLAN: GEN2, GEN7, AREA2, DEV19

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.