AB/9/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension (Resubmission following AB/139/06) 48 Torton Hill Road Arundel

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	L-shaped single storey hipped roof extension to measure approximately; 4.7m in height, 8.6m in length, and 6.9m in width (at maximum)
SITE AREA	833 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloped downwards west to east
TREES	None of significance affected by proposal
BOUNDARY TREATMENT	Front boundary kept by green picket fence approximately 1m in height. Rear and side boundaries kept by mixture of hedging and fencing approximately 1.8m in height
SITE CHARACTERISTICS	Detached two-storey property with brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with detached two-storey properties of various design and style

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/48/79	Proposed formation of front porch and tile hanging first floor elevation and single storey study at rear	Approved Conditionally 18-04-1979
AB/109/82	Replace windows and provision of new front door together with porch	Approved Conditionally 04-08-1982
AB/139/06	Proposed rear and side extensions	Approved Conditionally 24-11-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

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CONSULTEE	SUMMARY OF RESPONSE
Southern Water	The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Southern Water would recommend that any planning consent has conditions that: • The 150mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance. • No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer • No new soakaways should be located within 5m of the a public sewer • All other infrastructure should be protected during the course of construction works • No internal public manholes • The works will be subject to approval under The Building Regulations • Also, in order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development." The applicant has not stated details of the proposed means of disposal of surface water from the site. This should not involve disposal to a public foul sewer.

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

Noted. However the issues raised by Southern Water are dealt with under different legislative powers and imposing the suggested conditions would not be enforceable under the planning legislation. In the event of the application being recommended for approval, an informative will be attached to the decision notice ensuring the applicant is informed of the comments.

COMMENT ON REPRESENTATIONS RECEIVED

Noted

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

The current application is a resubmission of previously approved planning application AB/139/06. In the current application the width of the proposed extension has been increased by approximately 1.1m. There is also alteration in the external fenestration to the northeast elevation and the omission of a single roof light in the northwest elevation of the proposal. The height of the extension remains near identical to that previously approved. Whilst the alterations would result in a larger extension than that previously approved, it is not considered an additional built bulk (compromising approximately 1.1m) in width would adversely impact upon the residential amenities of neighbouring properties to any greater extent than that previously approved.

It is accepted the proposal would impact upon the residential amenities of neighbouring properties – in particular from the roof lights in the northwest elevation of the extension, and that the sloped topography of the site results in the proposal being more visible to the neighbouring property to the northwest. It is also noted the decking platform would result in a certain amount of noise intrusion and overlooking. However this is not considered to be of a level to demonstrably detrimentally impact upon the amenities of neighbours.

However given boundary screening, retention of distances 1m and greater between proposal and site boundaries, absence of windows or other openings in the northwest side elevation of the proposal hereby permitted, and that the roof of the proposal is angled away from the northwest boundary, any adverse overlooking, loss of privacy, overbearing, and

CONCLUSIONS

overshadowing resulting from the proposal onto neighbouring properties is considered minimal.
To further minimise any potential overlooking and loss of privacy it is recommended a condition be attached to the decision notice ensuring no windows or other openings other than those shown on the plans hereby permitted in the northwest elevation of the extension (marked as west on the plans hereby approved) without the prior permission of the Local Planning Authority.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.