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PLANNING APPLICATION REPORT

REF NO: **AB/9/09/**

LOCATION: 25 Torton Hill Road
Arundel

PROPOSAL: Erection of a PVCu conservatory to the rear of the property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Conservatory to measure approximately 3m x 4.7m x 3.5m high.
SITE AREA	Approximately 943 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes steeply down from the highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Trellis fencing to the east approximately 1.8m high. Hedging and a brick wall approximately 2m high to the west boundary.
SITE CHARACTERISTICS	Detached 2 storey property. Red brick walls, with dark red tiled hipped roof. Single storey addition to the rear of the property.
CHARACTER OF LOCALITY	The site is located within a residential area. Mix of different styles of detached properties. Houses are set back from the highway.

RELEVANT SITE HISTORY

AB/24/60	Extension to provide garage and bedroom	Approve 22-06-1960

REPRESENTATIONS

Representations received:
Arundel Town Council
No objection.
Comments on Representations received:
Noted.

CONSULTATIONS

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Consultations responses received:
None
Comments on Consultation responses:
None.

POLICY CONTEXT

Designation applicable to site:
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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 development is for a single storey conservatory to the rear of the property. The position of the conservatory will ensure that the development will not be viewed as apart of the street scene and therefore will not have an impact on the character and appearance of the

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surrounding area.

The proposed conservatory will infill the existing recess to the centre of the existing building created by a previous single storey extension. It is thought that the proposed conservatory will appear subservient to the existing property due to its design and scale.

It is further thought that the proposed development will not have any unacceptable affects on the neighbouring visual amenity. The properties to the south are some 70m from the rear of the property, therefore the neighbouring visual amenity will not be affected by the proposal.

It is therefore recommended that this application is 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 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: DEV1, LOC1

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.