

PLANNING APPLICATION REPORT**REF NO:** AL/105/11/**LOCATION:** St Helier
Hook Lane
Aldingbourne**PROPOSAL:** Renewal of unimplemented planning permission AL/78/08 for extension to existing dwelling to incorporate 2No. dormers into the existing roof.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Two storey side extension on southern side. Two dormers to be sited on the north and south side of the existing roof.
SITE AREA	Approximately 0.11 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wall + trellis approximately 2m to the north, hedging to the south approximately 2m in height, rear has dense hedging approximately 2.5m in height.
SITE CHARACTERISTICS	Chalet style dwelling with conservatory on rear, detached garage on side. Wooden log store in front garden. The property has rough rendered walls painted whitw with a red tiled roof.
CHARACTER OF LOCALITY	Rural lane comprising detached properties comprising chalet and two storey properties of various styles and designs.

RELEVANT SITE HISTORY

AL/68/97	Extension to existing dwelling	Approve Cond 17-10-1997
AL/92/02/	Renewal of unimplemented planning permission AL/68/97 for extension to existing dwelling.	Approve Cond 15-11-2002
AL/123/07/	Renewal of unimplemented planning permission AL/92/02 for extension to existing dwelling - two storeys to the side.	Approve Cond 12-12-2007

AL/78/08/

Amendment to planning permission
AL/123/07/ to incorporate 2 No. dormers into
the existing roof

Approve Cond
18-12-2008

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council
Awaited

1 Letter of Rep

I understand that the previous application AL/78/08 was approved with conditions. The dormer on the north side elevation would look directly into our garden and lounge and we would have no objection to this window as long as it would be obscure glazed and fixed shut with opening sashes at high level.

Comments on Representations received:

Rep comment noted

If approved, a condition will be imposed to ensure that the window is obscure glazed and to be non-opening if the height of the window is below 1.7 metres above the floor area.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)
[DEV19](#)

Protection of the Countryside
The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1
PPS7

Delivering Sustainable Development
Sustainable development in rural areas

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 application seeks to renew AL/78/08 for a two storey extension to the southern side of St Helier with two dormers, to be positioned on the north and south of the existing dwelling.

It is considered that the proposed extension and dormers, by reason of its siting, scale and design would be in keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality. With regard to residential amenity the dormer on the south elevation is sufficient distance (approximately 9.5m) away from the neighbouring property The Nook not to result in significant overlooking. In relation to the property to the north Fernlea, the dormer will be in close proximity to the rear amenity space and a condition will be imposed to ensure that this dormer window be obscure glazed to avoid significant loss of amenity through overlooking.

There have been no significant changes to the policies relevant to this application, and 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 development hereby approved shall be carried out in accordance with the plans approved under planning application AL/78/08 dated 18th December 2008:
Site/Block Drg No 02,
Ground & First Floor Drg No 01,
Elevations Drg No 04.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The dormer window at first floor level on the north side elevation of the building shall at all times be glazed with obscure glass and those parts of the window to be opened are more than 1.7 metres in height above the floor of the bedroom in which the window is to be installed.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Policy GEN7, DEV19 of the Arun District Local Plan.

4 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.