

PLANNING APPLICATION REPORT

REF NO: AL/106/11/

LOCATION: 6 Orchard Gardens
Westergate

PROPOSAL: Loft conversion including rear dormer and conservatory at rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed rear dormer measures approximately 7.8m in width, depth of 4m and a height of 2.1m. The proposed conservatory on the rear measures approximately 4.6m in width, depth of 4.5m and a height of 3.4m.
SITE AREA	Approximately 270 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has conifer screening over 2.5m in height, close boarded fencing 1.8m in height to sides and rear.
SITE CHARACTERISTICS	Semi-detached bungalow. Wooden summer house and shed in rear garden. The property has red brickwork, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising semi-detached bungalows of same style and design. Two storey terraced properties in Woodgate Park.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 semi-detached property is sited on a corner plot with Orchard Gardens and Woodgate Park and the application seeks to construct a dormer and conservatory on the rear of the property.

The proposed loft conversion with dormer will provide for additional bedroom accommodation at first floor level. The rear dormer measures approximately 7.8m in width, depth of 4m and a height of 2.1m. To provide additional light into the first floor accommodation two roof lights are proposed on the front elevation and a new window is proposed on the west side elevation which will serve the landing area. The roof lights can be installed under "Permitted Development" and it is not considered that the first floor landing window would create any harmful overlooking or loss of privacy to the neighbouring property to the west No 5 which is sited approximately 15m away. The

proposed rear dormer would have the potential for overlooking to front gardens in Woodgate Park which are sited approximately 20m away. With this distance it is not considered that the dormer would create any harmful overlooking or loss of privacy to the occupiers of these properties. The adjoining property No 7 has a rear dormer of a similar size and height and neighbouring properties Nos 8 & 9 also have rear dormers. It should be noted that a dormer of this size can be constructed under "Permitted Development" without the need for a formal planning application.

The proposed conservatory will be sited on the rear western side of the dwelling and will have a width of 4.6m, depth of 4.5m and a height of 3.4m. It is considered to be of an acceptable size and height that is visually subservient to the main dwelling. The neighbouring property No 8 is sited approximately 4m away so it is not considered that the conservatory would detrimentally harm the occupiers of this property by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The proposal would not be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.

RECOMMENDATION

- 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 following approved plans: Site 1:1250 Drg No 1141/05, Ground/First Floor, Side/Rear Elevations Drg No 1141/03 Rev A, Roof/Front Elevation/Section Drg No 1141/04 received on 2nd December 2011.

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 materials and finishes of the external walls of the conservatory and dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 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: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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