AL/10/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Erect a conservatory. The Red Cottage Annexe, Westergate Street, Westergate.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed conservatory to rear of annex measuring approximately; 3.5m in depth, 3.2m in width and 2.9m in height.
SITE AREA	846 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.8m – 2m high close-boarded fencing to front of site, 2m high block/brick walling to and a tree/hedge screen screens the site.
SITE CHARACTERISTICS	One-and-a-half storey detached property with large detached pitched roof garage to the north side. The dwelling has red brick walls and a brown coloured plain tiled roof.
CHARACTER OF LOCALITY	Residential area. Two-storey properties to the north back onto the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/112/04	Garage conversion to annex.	Refused 03-12-04
AL/14/05	Garage conversion to annex (re-submission of AL/112/04).	Approved conditionally 13-04-2005
AL/51/05	Garage conversion to annex including raising roof pitch to 35 degrees (re-submission of AL/14/05)	Approved conditionally 15-07-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class A Road PD Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7

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

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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 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 site is within a predominantly residential area, on a main road, the character of the surrounding residential area is largely mixed two storey detached, semi detached and terraced properties. The proposal seeks planning permission for a conservatory to be sited to the rear of an existing converted

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CONCLUSIONS

garage which forms an annex within the rear garden of the main property.

The conservatory is considered to be of an acceptable design and scale within the context of the annex and the surrounding site. The existing boundary treatment will preclude any adverse overlooking and the low pitch is not considered likely to have an overshadowing or overbearing affect on any neighbouring dwelling.

It is important that the annexe is use in an ancillary fashion to the main dwelling and as such a restrictive condition will be placed on an approval to ensure it is not used as a separate unit of accommodation.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

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

ALDINGBOURNE AL/10/07/

Erect a conservatory

The Red Cottage Annexe
Westergate Street
Westergate

RECOMMENDATION

Approve Conditions

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

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of The Red Cottage, Westergate Street as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.