

PLANNING APPLICATION REPORT**REF NO:** AL/1/10/**LOCATION:** The Crofton
Hook Lane
Westergate**PROPOSAL:** Front, rear and garage extensions.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed garage extension measures approximately 3.05m in width, 6.1m in depth and 2.4m in height. The proposed front extension measures approximately 7.3m in width, 4m in depth and 4.3m (maximum) in height. The proposed rear extension measures approximately 7.3m in width, 4m in depth and 4.3m (maximum) in height.
SITE AREA	Approximately 0.17 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has wall approximately 1m in height, north side boundary close boarded fencing approximately 1.2m-1.8m in height, south side boundary close boarded fencing approximately 1.5m in height, rear boundary close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with conservatory on rear, detached garage on north side. The property has red brickwork on lower level, cream render on upper level with a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

AL/46/69	5ft.3in high wall	Refused 30-07-1969
AL/5/78	Demolition of buildings and erection of bungalow and detached garage	Approve Cond 15-03-1978

REPRESENTATIONS

Representations received:

Parish Council representation:
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary
Class C Road
Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	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 detached bungalow has an existing conservatory on the rear southern side and this is to be demolished and replaced with a larger extension that will extend along the rear by approximately 7.35m and project out into the rear garden by 4m which is approximately 0.9m deeper than the existing structure. The proposal also seeks to construct an extension to the front of the dwelling which will be approximately 7.3m in length and project out by approximately 4m and this will comprise a bedroom with en-suite and both extensions will be no higher than the existing roof line. The existing garage which is sited on the northern boundary is to be extended to the rear by approximately 6.1m and the depth and height will remain the same.

The front extension will be sited approximately 8m from the front boundary and approximately 3.5m from the southern side boundary with the neighbouring property Oak Bank and approximately 6m from the neighbouring property to the north Bramleys. The proposal has no windows on the south side elevation fronting Oak Bank but has a window serving an en-suite on the north side elevation fronting Bramleys. The rear extension which is sited approximately 3m away from the southern side boundary will have the most impact on the neighbouring property Oak Bank. The rear extension has a window on the southern side that will serve the lounge and the neighbouring property Oak Bank has an obscure glazed window that serves a wc and a window which serves the utility room on the north side elevation fronting the proposal. In view of their siting, ground floor location, adequate distance and boundary screening it is not considered that the windows would create any harmful overlooking or loss of privacy to the occupiers of Oak Bank and Bramleys. The garage extension would be the same height and width as the existing structure. It is not considered that the extensions by reason of their size and height would detrimentally harm any neighbouring property by way of overbearing effect, harmful overshadowing, overlooking or loss of privacy.

The extensions are considered to be visually subservient to the main dwelling, would not be unduly obtrusive in the street scene or detrimentally harm the character or appearance of the surrounding area.

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 materials and finishes of the external walls and roof of the extensions, external walls and roof of the garage hereby permitted shall match in colour and texture those of the existing dwelling and garage.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 3 This permission relates to the following approved plans: Block and Site Plan, Drg No 09/554/02 Floor Plans, Drg No 09/554/03 Elevations received on

14th January 2010.

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.

- 4 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

LOCAL PLAN: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.