

PLANNING APPLICATION REPORT

REF NO: AL/24/10/

LOCATION: 19 Dukes Road
Fontwell
Arundel

PROPOSAL: Demolish existing single storey rear conservatory. Construct two storey rear extension and single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed front bay window extension will be approximately 3.3m in width, 1.4m in depth and 3.4m in height. The proposed two storey extension on the rear measures approximately 5.6m in width, 3.5m in depth and 7.2m (maximum) in height.
SITE AREA	Approximately 440 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has close boarded fencing approximately 1.5m in height,
SITE CHARACTERISTICS	Two storey semi-detached property with conservatory on rear, wooden shed in rear garden. The property has brown brickwork on lower level, cream smooth render on upper level with brown window frames.
CHARACTER OF LOCALITY	Rural with semi-detached and detached properties of various styles and designs.

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:

Outside the Built Up Area Boundary
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

PLANNING

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the neighbouring property by way of overbearing effect and harmful overshadowing.

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 construct a single storey extension with bay window on the front of the property and construct a two storey extension on the rear which will comprise a dining room on the ground floor with bedroom above.

The single storey extension to the front of the property will be approximately 3.3m in width with a front projection of 1.4m and a height of 3.4m. The extension is considered to be of an acceptable size and height that will be visually subservient to the main dwelling and a bay window extension has been constructed at No 13 Dukes Road.

The existing conservatory on the rear of the property is to be demolished and the two storey element on the rear of the property will be no higher than the existing roof line and will be approximately 5.6m in width. It will be set in from the rear wall of the dwelling by approximately 0.6m with a rear projection of 3.5m but sited to the boundary with the neighbouring property No 18 which has a single storey extension on the rear. The Council in considering planning applications have adopted a 45% rule and the neighbouring property No 18 has a bedroom window at first floor level which would be adjacent the proposal and in this instance the 45% degree rule has been taken from the centre of the bedroom window. Taking this into account it is considered that the extension by reason of its height and rear projection would detrimentally harm the occupiers of No 18 by way of overbearing effect and harmful overshadowing.

The front extension by reason of its size and height is not considered to be out of character with the street scene or would detrimentally harm the neighbouring property No 18 by way of overbearing effect and harmful overshadowing. However, the two storey element although not visible from the front of the site would seriously affect the neighbouring properties outlook and daylight.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed two storey extension by reason of its height and depth would be detrimental to the amenities of the occupiers of the neighbouring property No 18 Dukes Road by reason of overshadowing to an adjacent first floor window and overbearing impact in conflict with policies DEV19, GEN7 of the Arun District Local Plan.