

PLANNING APPLICATION REPORT**REF NO:** AL/42/11/**LOCATION:** Beechcroft
2 Dukes Road
Fontwell**PROPOSAL:** First floor extension over existing utility room to provide en-suite bathroom facilities**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.13 hecatres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Leylandii hedging approximately 3m high to front. White painted ranch gate to front. Mesh fencing, hedging and close boarded fencing to rear garden.
SITE CHARACTERISTICS	The site is a two storey detached property with pebbledash rendered elevations and a plain tiled half hipped roof.
CHARACTER OF LOCALITY	The site is located in a rural road sparsely populated with residential units.

RELEVANT SITE HISTORY

AL/1/01/	One detached chalet bungalow and garage (Departure from the Development Plan).	Refused 09-02-2001 Appeal: Dismissed 04 10 2001
AL/32/02/	New stable block and manege	Approve Cond 07-06-2002
AL/111/02/	Equestrian Manege (amendment to previously approved planning application AL/32/02)	Approve Cond 03-02-2003
AL/12/04/	Alteration to ground floor & formation of new first floor with 3 bedrooms	Approve Cond 16-04-2004

AL/76/04/	Alterations and extensions - revision to AL/12/04 to show enlarged utility room.	Approve Cond 10-09-2004
AL/27/56	Outline for house or bungalow	Approve 19-11-1956
AL/9/57	Alterations and additions	Approve 15-04-1957
AL/17/73	Garage	Approve Cond 11-04-1973
AL/93/82	Outline application for 1 no dwelling unit	Refused 05-01-1983

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the built up area
Permitted Development restriction

DEVELOPMENT PLAN POLICIES

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

This application seeks planning permission for the construction of a first floor extension at 'Beechcroft', 2 Dukes Road. The extension is similar to that approved under application reference AL/76/04.

The proposed extension would measure approximately 3m in width, 5.6m in depth and 6.1m in height. The extension would have a half hipped roof to match that of the existing dwelling. The proposed extension would also include a dormer window, which would run flush with the existing and would measure approximately 2.5m in width, height and depth.

It is considered that the scale, form and design of the proposed extension is such that it would be in keeping with the existing dwelling and as such it is not considered to have significant impact on the visual amenities of the locality.

The proposed development would be located over 30m from the flank of the dwelling in closest proximity to the south east, 'Long Meadow', and therefore it is not considered to have a materially adverse impact on the occupiers of this property by means of being overbearing, or by giving rise to overlooking.

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 following approved plans; part superceded drawing no's 1611:2 and 1611:1, received 14th April 2011, and substitute location and block plans received 13th May 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 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.