

PLANNING APPLICATION REPORT

REF NO: AL/47/09/

LOCATION: 17 Lime Avenue
Westergate

PROPOSAL: Addition of rear conservatory and feature flank boundary wall on east side boundary

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 175 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m close boarded fence surrounds the perimeter of the rear garden.
SITE CHARACTERISTICS	The site is a two storey semi detached property with red brick elevations and a pitched concrete tiled roof.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of properties of a similar style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 not considered to comply with relevant Development Plan policies in that whilst it would have no significant effect on the residential amenities of the adjoining properties, it would have a materially adverse effect on the visual amenities of the locality, and would 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 to construct a conservatory and boundary wall at 17 Lime Avenue. The proposed conservatory would be located at the rear of the existing dwelling, and would measure approximately 4.04m in depth, 2.8m in width, with a hipped roof reaching a maximum height of approximately 3.39m.

It is therefore considered that by reason of its scale, design and materials, the proposed conservatory would not represent an incongruous addition to the existing dwelling, or cause detriment to the visual amenities of the locality.

Whilst it is noted that the proposed conservatory would be located in close proximity to the western (side) boundary with no.18, however its height is such that it is not considered to have a significant effect on the residential amenities of the occupiers of the adjoining property by means of being overbearing, or by giving rise to overlooking.

The proposal also includes the construction of a wall along 12.4m of the eastern (side) boundary

of the site, between the site and the highway. The proposed wall would be composed of a dwarf masonry wall with intervening brick pillars and close boarded fencing, reaching a maximum height of approximately 1.9m.

The wall would be positioned approximately 1.5m (at minimum), and 3m (at maximum) closer to the highway than the existing close boarded fence which currently forms the eastern boundary of the site.

The scale of the proposed wall, and its location adjoining the highway, is such that it would be an obtrusive and prominent feature in the street scene. The surrounding area has an open and spacious appearance, and it is therefore considered that the proposed wall would have a materially adverse effect on the open character and appearance of the area.

Whilst the Conservatory is considered to be an acceptable form of development, it is considered that the proposed wall would result in significant detriment to the visual amenities of the locality.

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

RECOMMENDATION

REFUSE

- 1 The proposed wall on the eastern boundary of the site, by reason of its height, size and proximity to the highway, would represent an obtrusive feature in the street scene, causing undue detriment to the visual amenities of the locality. The proposal would therefore conflict with policy GEN7 of the Arun District Local Plan.