AL/70/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Ground floor rear extension to kitchen, with tile roof over (re-submission following AL/125/05) Bramblebank, Level Mare Lane, Eastergate

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to increase the rear of the ground floor extension by 1 metre to "square" off the building.
SITE AREA	1309 sq.m.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat
TREES	None affected
BOUNDARY TREATMENT	Mature hedging to front and side
SITE CHARACTERISTICS	Detached house red brick, tiled roof. Double detached garage, rear single storey extension.
CHARACTER OF LOCALITY	Rural location of linear housing. Adjacent is a chalet bungalow.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/125/05	Proposed ground floor and first floor extension to side of house, ground floor extension to rear of house and second floor extension within existing roof space and proposed roof space.	Approved Conditionally 10/1/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

AL/70/06

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC2, CH1
Arun District Local Plan : GEN3, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours.

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 the 1 metre single storey extension on the previously approved extension (AL/125/05) will not overlook or cause any overshadowing of neighbouring properties.

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

In principle the extension has previously been approved (AL/125/05). This application is to add an additional 1 metre x 4.4 metres to the rear of the approved side extension. This squares the rear of the building off to make the rear wall one straight line.

This will not cause any overlooking or overshadowing of the neighbouring property as it is approximately 10 metres from the neighbouring property and it is single storey.

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

ALDINGBOURNE AL/70/06/

Ground floor rear extension to kitchen, with tile roof over (Resubmission following AL/125/05)

Bramblebank
Level Mare Lane
Eastergate

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 walls and roof of the extension 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.