PLANNING APPLICATION REPORT

REF NO: **AL/72/10/**

LOCATION: 39 Barnetts Field
Westergate

PROPOSAL: Demolition of existing conservatory. Construction of front lean-to extension and two storey rear extension.

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	Open to front. Close boarded fencing to perimeter of rear garden.
SITE CHARACTERISTICS	The site is a two story semi-detached dwelling with brick faced elevations and a concrete tiled pitched 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

Southern Water Planning

Consultations responses received:
None

Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

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 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 two extension to the rear of, and a single storey extension to the front of 39 Barnett's Field.

The proposed front extension would measure approximately 2.75m in width, 1.6m in depth. The extension would have a monopitched roof, reaching a maximum height of approximately 3.3m, flush with the existing porch.

The proposed rear extension would measure, at maximum, approximately 5.1m in depth, 2.7m in depth, and 6m in height. The extension would have a pitched roof, with an eaves height flush with the existing dwelling.

It is considered that by reason of its scale and design, the proposed extensions would be in keeping with the existing dwelling, and as such would not have a significant impact on the visual amenities of the locality. Whilst it is appreciated that the proposed extension to the front of the dwelling would be visible from the street scene, it is considered to be a relatively modest form of

development that would not have a significant impact on the character or appearance of the area.

The proposed two storey extension has been recessed, with a single storey element to either side, so as to avoid conflicting with the 45 degree rule adopted by the Council as a method of assessing the impact of extensions on neighbouring properties. The recess of the extension, combined with its modest projection, is such that it is not considered to have a materially adverse impact on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing.

The proposed extension would not contain any windows on its southern (side) elevation. An additional window is to be inserted within the northern (side) elevation, however this is to be obscure glazed, with just a fanlight opening at 1.7m above floor level. The single storey element on the northern side of the extension would also contain two rooflights. These would be located approximately 2.8m above floor level, and as such are not considered to give 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 This permission relates to the following approved plans; P02, S01and P01, received 15th June 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.

3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

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

4 The additional window at or above first floor level in the northern elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

(ii) at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 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: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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