

PLANNING APPLICATION REPORT

REF NO: AL/86/09/

LOCATION: 6 Orchard Cottages
Westergate Street
Westergate

PROPOSAL: Rear second storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 6.2m in width, 3m in depth by 3.1m in height (6.7m from ground level).
SITE AREA	Approximately 275 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and side boundaries close boarded fencing. Rear and side boundaries close boarded fencing approximately 1.5m-1.8m in height.
SITE CHARACTERISTICS	Semi-detached two storey property that has previously been extended with a single storey addition on the north side elevation, conservatory on rear. Summer house and shed in rear garden.
CHARACTER OF LOCALITY	Main road with residential comprising detached, semi-detached and terraced properties of various styles and designs.

RELEVANT SITE HISTORY

AL/50/01/	Extension to add extra bedrooms.	Approve Cond 27-07-2001
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REPRESENTATIONS

Representations received:
Aldingbourne Parish Council
Awaited.

1 Letter of Objection

Proposed first floor extension would result in loss of sky and natural light to our kitchen,

conservatory and landing window.

Comments on Representations received:

Noted. Whilst it is accepted that the visual outlook looking south would change as a result of the first floor extension which may result in some overshadowing it is not considered to be of a harmful nature to warrant a refusal.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Build Up Area Boundary
Class A Road

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 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

The semi-detached property has previously been extended with a single storey extension on the north side boundary and to the rear. The application seeks to extend the property at first floor level to the rear that will create an additional bedroom and en-suite.

The proposed first floor extension will be sited on the flank wall of the main dwelling and will extend out by approximately 3m and the roof which is the same height as the existing roof line will be hipped away from the north side boundary. There are no properties to the rear of the site and the neighbouring property to the south No 5 is obscured by the roof line of No 6 and the proposed extension will be sited approximately 2m away from this property. The neighbouring property No 7 is sited approximately 3m from the proposal and this property has a landing window at first floor level and a kitchen window at ground floor level on the south side elevation fronting No 6. There is a conservatory adjacent to the kitchen on the rear of the dwelling which is sited approximately 5m from the proposal. Due to the position of the existing windows on the south side elevation of No 7 and the absence of windows on the north side elevation of the proposal it is not considered that there would be any overlooking or loss of privacy. However, it is noted that the visual outlook looking south from the kitchen window and conservatory of No 7 will change as a result of the first floor extension. However, the roof has been hipped away to lessen the impact on this property and the extension is considered to be of sufficient distance away to avoid significant loss of light or overbearing impact.

Taking this into account it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, harmful overshadowing, overlooking or loss of privacy.

The proposal is visually subservient to the main dwelling would not be obtrusive in the street scene nor would it harm the established character of the surrounding residential area.

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 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 policy GEN7 of the Arun District Local Plan.

- 3 This permission relates to the following approved plans: Drg No 30309/1 & 30309/2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

4 **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.