

PLANNING APPLICATION REPORT

REF NO: AL/86/10/

LOCATION: 14 Dukes Road
Fontwell

PROPOSAL: Proposed conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory measures approximately 3.5m in width, 4.2m in depth and 3.2m (maximum) in height.
SITE AREA	Approximately 450 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property is on a lower level than Dukes Road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	East and west side boundaries close boarded fencing approximately 1.8m in height, rear has close boarded fencing + hedging/tree screening approximately 3m in height.
SITE CHARACTERISTICS	Two storey semi-detached property with front bay window and two storey extension on rear, paved area at front of site for parking. Shed and garden room in rear garden. The property has brown brickwork on lower level, render on upper level painted cream with a red tiled roof.
CHARACTER OF LOCALITY	Rural area with semi-detached properties of similar style and design, detached of various styles and designs.

RELEVANT SITE HISTORY

AL/81/87	Erection of bay window	Approve Cond 01-09-1987
AL/51/88	Rear extension to existing dwelling	Approve Cond 10-08-1988

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

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

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

The property has previously been extended with a bay window and rear two storey extension. The application seeks to construct a conservatory on the rear of the property that will project out by approximately 4.2m, width of 3.5m and a maximum height of 3.2m.

Due to the orientation of this property and the properties either side the proposed conservatory

will be sited at an angle 1.5m away from the neighbouring boundary of No 15 and 4.5m away from the neighbouring boundary of No 13. The neighbouring property No 15 has a conservatory on the rear and No 13 has a flat roof extension on the rear. The Council as a consideration in determining planning applications have adopted a 45% degree rule and in this instance the existing two storey extension by reason of its rear projection and height would fail to meet this rule.

Taking this into account it is considered that due to its single storey height and transparency of the conservatory it would not have an overbearing impact on the adjoining properties. Furthermore, with the presence of 1.8m fencing on side boundaries of No 13 and 15 it is considered that this would prevent any harmful overlooking.

Taking this into account it is therefore recommended to approve the application, subject to the following conditions.

RECOMMENDATION

- 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: Site/Block/Floor/Elevations/Roof Plan Drg No 001 Rev A received on 12th August 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 plinth wall of the conservatory 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 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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

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