PLANNING APPLICATION REPORT

REF NO: **AL/89/11/**

LOCATION: Bramber
Hook Lane
Aldingbourne

PROPOSAL: Single storey front extension. Rear extension with proposed roof conversion to create bedroom at first floor (re-submission following AL/72/11).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed front extension measures approximately 3.6m in width, depth of 1m and a height of 3.7m. The proposed rear extension measures approximately 9.8m in width, 7.7m in depth and a height of 5.4m.
SITE AREA	Approximately 845 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.2m in height, east side boundary has close boarded fencing + shrubs approximately 1.8m in height, west side boundary has close boarded fencing + hedging approximately 1.8m in height, rear has shrubs approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with detached garage in rear garden and gravel driveway. The property has light red brickwork, concrete tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles. Mobile home site to south of site.

RELEVANT SITE HISTORY

AL/72/11/	Single storey rear extension and bedroom at first floor in proposed roof	Withdrawn 12-09-2011
AL/71/77	Demolition of dwelling erection of one bungalow with attached garage	Approve Cond 01-02-1978

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary
Class C Road

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 conflict with relevant Development Plan policies in that it does not accord with Policy DEV19(ii) in that the extension is not considered to be visually subservient to the main dwelling. However, 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

LOCALITY

The properties in Hook Lane are not of a uniform appearance with various styles and designs and the property to the east Woodland is a two storey dwelling and the property to the west a bungalow Tig Aluinn.

PRINCIPLE

The site is located within the built-up area where the principle of development is deemed to be acceptable, subject to the proposal complying with relevant planning policies. The application seeks to remove the existing detached garage to the rear, construct a single storey rear extension with roof conversion to create a bedroom at first floor level with a front extension to the existing bedroom. Whilst the proposal is considered to conflict with Section (ii) of Policy DEV19 of the Arun District Local Plan, in that it would not be visually subservient to the existing building, it is considered acceptable in terms of its impact on the visual and residential amenities of the locality.

VISUAL AMENITY

The bungalow is sited approximately 13.5m from the front boundary and the proposed front extension with pitched roof will measure approximately 3.6m in width, depth of 1m with a height of 3.7m. The detached garage to the rear is to be removed and the rear extension which has a pitched roof will measure approximately 9.8m in width, depth of 7.7m and a height of 5.4m. It has a side projection of 1.8m and the roof height is 0.5m higher than the main roof line which provides for bedroom accommodation within the roof space.

The proposed extension has a substantial footprint and whilst it is appreciated that the front and rear extension will alter the appearance of the dwelling when seen from the street they have an acceptable impact on the property whilst still retaining its character and appearance.

RESIDENTIAL AMENITY

With regard to residential amenity the property to the east Woodland which is a two storey dwelling is set forward of Bramber. There are no roof lights proposed within the roof and it is not considered that the extension would be overbearing or create any harmful overshadowing to the occupiers of this property. The bungalow to the east Tig Aluinn is sited approximately 3m away from the proposed extension and this property has a conservatory on the rear and it is not considered that the extension would conflict with the 45 degree rule. The proposal has two windows at ground floor level which serve the living room but there are no roof lights proposed on the west side elevation. With boundary screening of approximately 1.8m in height it is not considered that the extension would detrimentally harm the occupiers by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

SUMMARY

It is not considered that the front and rear extension by reason of their design and materials would disrupt the predominantly spacious street pattern of Hook Lane, nor would it have a significant impact on the residential amenities of the occupiers of neighbouring properties by means of overbearing affect, harmful overlooking or loss of privacy.

It is therefore recommended to approve the application, 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 development hereby approved shall be carried out in accordance with the following approved plans: Site/Block/Floor/Elevations/Roof Drg No 1125/100 Rev C received on 27th September 2011.

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 roof 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 No windows shall be constructed at first floor level in the west facing elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.