AL/97/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Part single part two storey rear extension (resubmission following AL/63/06). Bramley, Hook Lane, Westergate.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed rear extension at first storey level measuring approximately; 4.45m in depth and 6.25m in width and 7m in height. Proposed rear extension at ground floor level measuring approximately; 8.5m in depth, 6.3m in width and 3.45m in height.
SITE AREA	Approximately 567 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1m high walling to front, 1.5m high close boarded fencing to rear west boundary and 1.8 to 2m high hedging to other rear boundaries.
SITE CHARACTERISTICS	Two storey detached dwelling with rough cream painted render with pitched roof and conservatory to rear.
CHARACTER OF LOCALITY	Semi rural location, on a main road, predominantly residential development surrounds consisting of a mixed style of detached one and two storey properties. There are bungalows to the north and south of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/63/06	Two storey rear extension.	Refused 20-09-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited.
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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.

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 conflict with relevant Development Plan policies as it is not considered to be visually subservient to the existing property.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background namely that in this instance the proposed extension is considered to be acceptable in planning terms. It is unlikely to have a materially adverse affect on the character of the street as the existing development along Hook Lane is of varying design and scale properties. Further, the proposal is unlikely to cause demonstrable harm to the residential amenities of any neighbouring property by way of overshadowing or overbearing affect.

CONCLUSIONS

The site is situated outside the built up area boundary in a semi rural location, within a linear form of development. The proposal seeks approval for a two storey rear extension to provide one additional

CONCLUSIONS

bedroom with en-suite at first storey level and a kitchen and lounge on the ground floor. The proposed extension involves a substantial increase in the volume of the property and as such is contrary to Local Plan Policy DEV19 as it is not considered to be visually subservient to the existing dwelling. However, the proposal is considered to be acceptable in planning terms.

The current application is a resubmission following a refusal for a larger two storey rear extension which was refused because it was considered to be out of scale with the original building due to the two storey element of the proposed extension by virtue of its size and siting, was considered to result in an unacceptable loss of light and outlook to the adjoining residential property 'Mildway' to the north of the site which is a small bungalow, it was also considered it would have an overbearing impact on the property.

The properties to either side of the site are detached bungalows. 'Mildway' to the north is a relatively small timber bungalow with a gap of only approximately 2.5m between the south elevation and 'Bramley'. The current proposal has sought to reduce the bulk of the first storey element of the proposal, which has been reduced from approximately 9.5m in depth to approximately 4.45m in depth and has been brought back in line with the rear elevation of 'Mildway' to the north. This reduction in the depth of the first storey element of the proposal is considered to greatly reduce the impact on 'Mildway' due to the extension past the rear elevation of 'Mildway' being single storey at a maximum height of approximately 3.45m. It is therefore not considered likely to give rise to unacceptable levels of overshadowing or cause an overbearing affect on the property.

No windows are proposed within the side elevations of the extension at first storey level and it is not considered necessary in this instance to condition that no additional windows can be inserted. The windows to the neighbouring properties are at ground floor (as both properties to either side are bungalows) therefore any overlooking that may occur is likely to be oblique overlooking because of the angle of sight, looking down into the property and as such is not considered likely cause demonstrable harm.

The over all design and scale of the proposal is considered within the context of the site and neighbouring development. The street scene is mixed with predominantly one and two storey detached properties of varying designs. The proposed development is not considered likely to have a detrimental impact on the character of the area. Efforts have been made to encourage the extension to appear visually integrated with the existing dwelling by way of a pitched roof with a half hip to mimic that of the existing dwelling, the single storey element also has a pitched roof over it to encourage its visual integration.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the property or the surrounding residential area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

ALDINGBOURNE AL/97/06/

Part single, part two storey rear extension (Resubmission following AL/63/06)

Bramleys
Hook Lane
Westergate

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 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.