

PLANNING APPLICATION REPORT

REF NO: AL/99/11/

LOCATION: 34 Lamorna Gardens
Westergate

PROPOSAL: Conversion of garage to study/cloakroom and extend the kitchen

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	0.15ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The property is abutted on three sides by similar residential properties, separated by hedging and closed board fencing.
SITE CHARACTERISTICS	Site is occupied by a two storey mid terrace property with brown brick elevations and concrete tiled roof.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac and enjoys a mix of housing types including two storey detached, semi detached, terraced and bungalow. There is an integral garage with driveway to the front of the property.

RELEVANT SITE HISTORY

None

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:
Within Built-up area boundary.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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

PLANNING

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 site is the middle property in a three home terrace. The properties in the terrace have a variety of styles and architectural features including front porches, garages, and front entrances not on the primary façade. The proposal seeks planning permission for the conversion of an integral garage and a front extension to provide extra living space. The application includes reconfiguring the ground floor layout changes to the front elevation of the property to replace the garage door with white PVCU windows and new entrance door.

The proposed extension is considered appropriate within the context of the dwelling and the surrounding plot. It is considered that the scale, siting and design of the proposed extension is such that it would be in keeping with the existing dwelling and as such is not considered to have a significant impact on the visual amenities of the locality.

The detailed proposal contravenes the 45degree rule as contained in Arun District Council's Planning Guidelines for Extensions with regard to 33 Lamorna Gardens. However, the proposal is on a north facing wall, and is unlikely to result in loss of daylight and sunlight, or present a

negative impact on residential amenity of the adjoining property. The proposal is furthermore accompanied by a letter of support from the affected neighbour. Based on the above the proposal is not considered to be materially harmful to the residential amenity of the neighbouring property.

Given the above circumstances, it is considered that 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.

It is therefore recommended that the application be approved subject to the conditions set out below.

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 building 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.

- 3 The development hereby approved shall be carried out in accordance with the following approved plan

11162/3

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

- 4 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

NATIONAL POLICIES: PPS1

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This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.