

PLANNING APPLICATION REPORT**REF NO:** **AW/111/10/****LOCATION:** 12 Willowhale Avenue
Aldwick**PROPOSAL:** Proposed two storey infill extension to front plus single storey extension to garage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The two storey extension measures approximately 3.5m in width, maximum depth of 6.3m with a maximum height of 6.1m. The front garage extension measures approximately 3.2m in width, 0.7m in depth and a maximum height of 3.3m.	
SITE AREA	Approximately 810 square metres.	
RESIDENTIAL DEVELOPMENT DEN	N/A	
TOPOGRAPHY	Predominantly flat	
TREES	None affected by the proposed development.	
BOUNDARY TREATMENT	Front boundary has hedging + wooden entrance gates approximately 1.5m-2.5m in height, side boundaries close boarded fencing approximately 1.8m in height. Rear has close boarded fencing + hedging approximately 1.8m-2m in height, side boundaries close boarded fencing approximately 1.8m in height.	
SITE CHARACTERISTICS	Detached two storey property with integral garage, conservatory on rear, gravel driveway. The property has smooth rendered walls painted cream, white window frames with a red tiled roof.	
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs on large plots.	

RELEVANT SITE HISTORY

AW/95/87	2 no bedrooms, bathroom, garage, office, utility room and kitchen extension	Approve Cond 03-06-1987
AW/193/02/	Conservatory	Approve Cond 15-11-2002

BR/136/51/B

Garage

Permit'd Devel

REPRESENTATIONS**Representations received:**

Aldwick Parish Council

No objection

Members voted unanimously in favour of this application as described and submitted in the pre-application status.

Comments on Representations received:

Comments noted.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

No Public Sewer

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)[GEN7](#)[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 application seeks for a two storey infill extension and an extension to the integral garage which will be on the front elevation of the property.

The property is sited approximately 14m from the front of the site and the infill extension which has a hipped roof will be set lower than the existing roof height and will be set back from the front of the dwelling by approximately 1m. It will be approximately 3.5m in width and will comprise a hall, wc and extended kitchen area on the ground floor with dressing room and en-suite above. The extension to the garage which will be single storey in height will be approximately 3.2m in width and will have a front projection of approximately 0.7m with a hipped roof that will mimic the roof detail above the existing bay window on the opposite side of the dwelling.

The neighbouring property to the south No 14 is located approximately 11.5m away and the immediate property to the north No 10 is located approximately 3m away and this property has no windows on the side elevation facing No 12. The two storey extension will be set back from the front of the site and the garage extension by reason of its minimal projection would not detrimentally harm the occupiers of No 10 and 14 by way of overbearing affect and overshadowing.

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

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 This permission relates to the following approved plans: Block Plan 1:200 Drg No 270310/G/7, Ground Floor Plan Drg No 270310/G/3, First Floor Plan Drg No 270310/G/4, Elevations Drg No 270310/G/6, Roof Plan Drg No 270310/G/5.

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 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.

- 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.