PLANNING APPLICATION REPORT

REF NO: **AW/118/09/**

LOCATION: Grays Cottage
38 Aldwick Avenue
Aldwick

PROPOSAL: Alterations to tiled roof and detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 560 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m high to the east, 2m hedging to the west, and mature trees and hedging in excess of 2m to the rear.
SITE CHARACTERISTICS	The site is a large detached building which has been divided to form 3 separate residential units. The building is composed of several pitched roofs, with casement windows and cream rendered elevations.
CHARACTER OF LOCALITY	The site is located in a private residential road with predominantly two storey detached dwellings.

RELEVANT SITE HISTORY

AW/20/88	Erection of new brick boundary wall to front and side.	Approve Cond 28-03-1988

REPRESENTATIONS

Representations received:
Aldwick Parish Council
No Objection
Comments on Representations received:
Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:		
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 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

This application seeks to make alterations to the northern elevation of Grays Cottage, to reduce the gradient of a section of the existing catslide roof, in order to provide additional height at ground floor level, increasing the minimum ground floor height on this elevation from 2m to approximately 2.7m. The roof is to be tile hung to match the existing dwelling.

It is considered that this proposed amendment is a relatively minor form of development that would not have a significant effect on the character and appearance of the dwelling, or the visual amenities of the locality.

This application also seeks planning permission for the construction of a detached garage on the eastern boundary of the site. The proposed garage would measure approximately 3m in width, 5.8m in depth, and would have a pitched roof reaching a maximum height of approximately 2.6m.

The garage is to be located adjacent to a hardstanding area/ drive way containing two garages belonging to the neighbouring dwellings. Therefore it is not considered that the proposed garage would have a materially adverse effect on the residential amenities of the occupiers of neighbouring dwellings by means of being overbearing.

It is therefore recommended that the application be approved, 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 materials and finishes of the external walls and roofsof the buildingshereby 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.

3 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.