

PLANNING APPLICATION REPORT

REF NO: **AW/16/11/**

LOCATION: 33 The Fairway
 Aldwick

PROPOSAL: Alterations and extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garage extension measures approximately 6.4m in width, 6m in depth and 3.4m (maximum) in height. The proposed utility room extension measures approximately 2m in width, depth of 4m and maximum height of 4.1m. The proposed porch extension measures approximately 5.4m in width, depth of 0.9m with a maximum height of 3.5m. The first floor extension measures approximately 4.5m in width, depth of 7.3m and a height of 7.5m. The balcony area measures approximately 4.2m in width, 1.8m in depth and 3.8m in height from ground floor to top of balustrading.
SITE AREA	Approximately 0.10 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, rear has wall approximately 1.8m in height, side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey dwelling with balcony above flat roof extension on rear, attached garage on eastern side. The property has reddish/brown brickwork, white window frames with a grey tiled roof.
CHARACTER OF LOCALITY	Within the Aldwick Bay Private residential estate comprising detached properties of various styles and designs, some of notable character.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Support

Members voted unanimously in favour of supporting this application.

Aldwick Bay Company Limited support the application. The proposed new porch will harmonise with both the garage and first floor extensions. The alterations proposed for the rear of the property are mainly cosmetic and include replacement french doors and velux windows in the roof. The Company's assessment is that the proposed garage and first floor extensions together with the new porch will add character to the house and enhance the visual appearance of The Fairway.

4 Letters of Support

The house is still in its original state and would benefit greatly from some modernisation. The design of the extensions fully embodies the values and style in keeping with the west end of The Fairway.

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Officer

Consultations responses received:

Conservation Officer

Awaited

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

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 detached property has an attached garage on the eastern side of the dwelling and a conservatory on the rear that is to be demolished and the application seeks to extend the garage, porch with a utility extension on the eastern side. The application also seeks to extend above the single storey extension on the western side to create an additional bedroom with en-suite.

The existing garage sits forward of the main dwelling and is sited approximately 14m from the front of the site. The proposed garage extension will be approximately 6.4m in width, depth of 6m, height of 3.4m and the proposed utility room which is sited behind the garage will have a width 2m, depth of 4.1m with a height of 4m. The proposed porch extension will be approximately 5.4m in width, depth of 0.9m and the roof will be the same height as the garage which will form a continuous line. The neighbouring property to the east No 32 is sited approximately 3.3m away and the proposed garage extension will be set forward of this property. The utility room extension has a roof light in the side elevation of the extension facing No 32 but it is not considered that the garage and utility room extension would detrimentally harm the occupiers of this property by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

There is an existing balcony on the rear of the single storey extension on the western side and the first floor extension will be sited above this structure. The first floor extension will have a depth of 7.3m and a height of 7.5m which is no higher than the existing roof line and to the rear of the extension a balcony area is to be created. The neighbouring property to the west No 34 is sited approximately 1.9m away. This property has no windows at first floor level on the eastern side elevation overlooking the extension. The extension has no windows at first floor level facing No 34 so it is not considered that the extension would create an overbearing affect or harmful overshadowing. There is an existing balcony so it is not considered that the reduced size of balcony would create any harmful overlooking or loss of privacy than currently exists.

The extensions are visually subservient, would not be obtrusive in the street scene, nor would they 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 The development hereby approved shall be carried out in accordance with the following approved plans: Location 1:1250/Site 1:200/Existing Floor & Elevations Drg No 10-52-PL01 Rev A, Proposed Floor & Elevations Drg No 10-52-PL02 Rev C, Site Plan As Proposed 1:200, 3D View Drg No 10-52-PL03 Rev C received on 27th January 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 extension(s) 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 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.