

PLANNING APPLICATION REPORT**REF NO:** AW/175/08/**LOCATION:** 5 Grangefield Way
Grange Park
Aldwick**PROPOSAL:** Rear extension and new loft room in new pitched roof above existing garage.
Rear extension to lounge & kitchen.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

A rear extension to measure approximately 8.3 metres in length, approximately 2.3 metres in its projection and approximately 2.5 metres in height.

An existing garage to side will be demolished and a new loft room will be added to form an integrated block with the main dwellinghouse. This side addition will measure approximately 10.1 metres in length and approximately 8.3 metres in width and approximately 5.5 metres in height. There will be a rooflight to rear as well measuring approximately 0.6 metres in width and approximately 0.6 metres in height. Brickwork and roof tiles are to match in type and colour with the existing dwellinghouse.

SITE AREA

Approximately 850 square metres.

RESIDENTIAL DEVELOPMENT DENSITY(NET)

N/A

TOPOGRAPHY

Predominantly flat.

TREES

A small fruit tree will be removed to the rear. This has no contribution to the visual amenity value in the street scene and so a Tree Preservation Order is not considered appropriate. No other trees will be affected by this proposal.

BOUNDARY TREATMENT

Open to front. Close boarded fencing at approximately 1.8 metres in height and mixed trees and shrubs over 1.5 metres in height to the rear.

SITE CHARACTERISTICS

A detached bungalow with red brick elevations and a red pantiled pitched roof. There is a detached garage to side.

CHARACTER OF LOCALITY

Situated within a residential area, there are bungalows and two storey detached properties in the vicinity.

RELEVANT SITE HISTORY

REPRESENTATIONS**Representations received:**

Aldwick Parish Council

Objection.

Members believe this application is over-development, out of character with existing properties in the area and unneighbourly. It contravenes Arun DC Policy GEN7 and West Sussex County Council Policy DEV1 in that it would not make a positive contribution to this area and would have an unacceptable adverse impact on adjoining occupiers.

6 letters of objection.

Out of scale with surrounding properties of 2/3 bedroom bungalows.

Out of character with all other bungalows on the estate.

Overdevelopment of the site.

Unneighbourly development.

The roof area on the plans looks like a bedroom and could be used as such.

Creates a precedent opening the way to more radical and unattractive extensions.

Loss of privacy.

1 letter of support.

Several houses on the Grangefield Estate have been allowed similar extensions and I see no reason to refuse this application.

Change from flat to pitched roof makes a more attractive front elevation.

No detrimental effect to neighbouring properties.

Comments on Representations received:

Noted. The proposal is consistent with the residential character observed in the street scene.

It is correctly proportioned when set against the existing dwellinghouse. Each application is assessed on its own merits. The roof area will allow for a bedroom to be constructed.

It is not considered to be over-development since the majority of the plot is still vacant land.

Privacy will not be compromised due to an adequate separation distance between neighbouring properties.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

Tree Preservation Order

Archaeology Interest

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1
DEV1
CH1

Locational Strategy
High Quality Development
Character

Arun District Local Plan: DEV19
GEN7

Extensions to existing residential buildings
The Form of New Development

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 approval for an alteration to the existing building in the southern section through the creation of a loft room and rooflight. A second modification will be through the construction of an extension to rear at the northern section of the property.

There is adequate separation distance to the southern boundary at approximately 4 metres with the neighbouring property of Number 7.

The application involves the demolition of the garage which is without architectural merit and seeks to create a more integrated design. Consequently, whilst a larger front elevation will be presented in the street scene it can still be comfortably accommodated due to the size of the plot.

The southern section which will allow for a new loft room to be created will only offer a projection on the original footprint to the rear. Consequently, the proposal will pursue the existing line of the building to the front. The alteration will also give rise to the installation of a rooflight which is not considered large at approximately 0.6 metres in width and height. Given that the window looks on to the rear garden with boundary treatment consisting of mixed trees and shrubs at over 1.5 metres, this is unlikely to give rise to undue overlooking. Specifically, there is a separation distance of approximately 20 metres to the rear eastern boundary which is considered satisfactory to mitigate any adverse effects.

Whilst it is consented that the property types are homogenous along this row - namely that most appear as bungalows - the conversion to a chalet bungalow which would result from the

loft room is unlikely to cause demonstrable harm in the street scene. This is especially due to the visually integrated design put forward in the scheme.

Indeed, efforts have been made to visually integrate the proposal with the main dwellinghouse including the existing garage door to be re-used as well as existing brickwork and roof tiles. Additional bricks will also match in type and colour.

The rear extension is to have little if no prominence within the street scene as it is situated to the rear and a garage wall of Number 3 is expected to shield the bulk of the proposal. It is also visually subservient and remains consistent with the residential character of the property and at the larger scale of the neighbourhood.

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 **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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.