

PLANNING APPLICATION REPORT

REF NO: **AW/188/10/**

LOCATION: 11 Rochester Way
Aldwick

PROPOSAL: Single storey extension to dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed side extension measures approximately 2.7m in width, 5.6m in depth and 3m in height.
SITE AREA	Approximately 300 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, east side boundary has hedging approximately 3m in height, west side boundary close boarded fencing approximately 1.8m in height, rear has close boarded fencing/trellis approximately 2m in height.
SITE CHARACTERISTICS	Detached bungalow with garage sited on western boundary, wooden shed in rear garden. The property has rough rendered walls painted white, white window frames with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising detached bungalows of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Support

Members voted unanimously in favour of supporting this application.

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
Tree Preservation Order 2/58
No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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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 bungalow is sited in a corner position at the far end of Rochester Way which is a residential cul-de-sac and is well screened by hedging and fencing.

The application seeks to construct a single storey flat roof extension on the eastern side of the property which will extend the existing kitchen. The proposed extension measures approximately 2.7m in width, 5.6m in depth with a height of 3m. The nearest neighbouring property No 9 Rochester Way is sited approximately 7.5m away. Due to its single storey height and dense

hedging along the neighbouring boundary it is not considered that the extension will be readily visible above this screening.

Taking this into account it is not considered that the extension would detrimentally harm any neighbouring property by way of overbearing affect, overshadowing, harmful overlooking or loss of privacy.

The extension is visually subservient to the main dwelling and due to its side location will not be readily visible 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 1:500 Drg No 1, Floor/Elevations/Section Drg No 2 received on 18th August 2010.

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 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.