

PLANNING APPLICATION REPORT

REF NO: **AW/194/10/**

LOCATION: 9 Wychwood Close
Craigweil

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey rear extension measures approximately 6.8m in width, 5.5m in depth and 4m (maximum) in height.
SITE AREA	Approximately 510 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	East side boundary has close boarded fencing approximately 1.8m in height, west side boundary hedging approximately 2m in height, rear boundary has close boarded fencing/shrubs and hedging approximately 2m in height.
SITE CHARACTERISTICS	Detached two storey property with front and rear dormers, conservatory on rear, detached garage on eastern side with gravel driveway. The property has cream painted rendered walls, white window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Within the Craigweil House Conservation Area. Property is sited on a corner plot where there are detached and semi-detached properties of similar style and design.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Members unanimously voted in favour of supporting this application.

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Officer

Awaited

Conservation Area Advisory Committee

No comment

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Within the Craigweil House Conservation Area

Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

[AREA2](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

PPS5

Delivering Sustainable Development

Planning for the Historic Environment

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 two storey property is sited on a corner plot with Wychwood Close and Wychwood Walk. The property has a detached garage that is sited on the eastern boundary and has a sun room extension on the rear western side of the property.

The application seeks to construct an extension that will be positioned in between the existing sun room and garage. The proposed extension will be approximately 6.8m in width with a rear projection of 5.5m and a maximum height of 4m which is no higher than the adjacent pitched roof garage.

The neighbouring property to the east No 7 is sited approximately 5.5m away and the proposed extension being set behind the existing garage will not be readily visible from the rear garden of this property. The site is well screened with hedging of approximately 2m on the western side Wychwood Walk so although the roof line may be visible above this screening it is not considered to be obtrusive in the street scene.

The single storey extension is considered to be visually subservient to the main dwelling and would not be out of character and appearance with the surrounding residential area or the Conservation 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: Site/Block Plan Drg No 09007/01, Floor Plans Drg No 09007/04, Elevations Drg No 09007/05, Cross Section Drg No 09007/07.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 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, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.