

PLANNING APPLICATION REPORT

REF NO: **AW/195/11/**

LOCATION: Brook House
 44 Barrack Lane
 Aldwick

PROPOSAL: Erection of a single storey rear extension and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to measure approximately 5.2m in depth x 8m in width x 3.4m to its maximum height.
SITE AREA	Approx. 1137sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes up from highway with various retaining walls to vehicle access and hard-standing.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to front boundary. Mature hedging and fencing enclosing side boundary, approximately 1.8-2m in height.
SITE CHARACTERISTICS	Detached 2 1/2 storey dwelling. Render and red brick elevations, gable red tiled roof. Dual pitched attached double garage. Single storey link between main house and garage.
CHARACTER OF LOCALITY	Residential, mix of detached dwellings, set back from highway.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Tree Preservation Order
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks permission for a single storey extension, replacing a smaller flat roof addition. Given the siting of the extension to the rear elevation it would not be readily visible from the public domain, therefore having no impact upon the locality.

The separation distances that the extension maintains from boundaries of the site and neighbouring properties, together with the single storey nature of the addition mitigates any detrimental impact upon the amenity of adjoining properties by way of an overbearing impact or loss of light.

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 development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s DP-101 Rev C; DP-201 Rev C; DP-102 Rev C; DP-202 Rev C; DP-204 Rev C; DP-205 Rev C; DP-206 Rev C; DP-203 Rev C; DP-302 Rev C; DP-304 Rev C; DP-305 Rev C; DP-306 Rev C; DP-303 Rev C and SK-001 Rev 00.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **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: 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.