AW/206/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Additions to extend kitchen, provide utility room and bathroom. 1 Pinehurst Park, Aldwick.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed two storey front extension to form utility room with bath/wc above measuring approximately; 1.85m in depth, 4.3m in width and 7m in height. Proposed single storey side extension measuring approximately; 4m in width 1.75m in depth and 3.4m in height.
SITE AREA	325 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Number of trees to the front of the site.
BOUNDARY TREATMENT	2m high hedging to south east and part north east and remained 2m high close boarded fencing.
SITE CHARACTERISTICS	Two storey detached property with white painted smooth rendered elevations, hipped roof with brown/red ridge tiles, porch extension to front.
CHARACTER OF LOCALITY	Residential area, at the entrance to a cul-de-sac consisting predominantly of mixed style one and two storey detached and semi detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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 site is situated inside the built up area boundary within a predominantly residential area consisting of a mixed style of one and two storey detached and semi detached properties. The proposal site is a two storey detached property. The proposal seeks approval for a single storey side extension to form a kitchen extension and a two storey front extension to form a utility room with bathroom/wc over.

The proposal is considered to be of acceptable design and scale. Each element includes a pitched

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CONCLUSIONS

roof over and incorporates similar style windows; the materials have also been selected to match those which exist on the main dwelling. It is therefore considered that both extensions will appear visually integrated and will sympathetically relate to the existing property.

The ridge and eaves height of both extensions does not exceed that of the original dwelling, further the increase in the size of the properties footprint is not considered to be significant; the proposal is therefore considered to be visually subservient to the existing property. The distances which exist between the proposed extensions and neighbouring properties are considered adequate to preclude any adverse over shadowing or overbearing affect. None of the windows proposed within either extension are considered to give rise to adverse overlooking to any neighbouring property.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

ALDWICK AW/206/06/

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1 Pinehurst Park
Aldwick

RECOMMENDATION

Approve Conditions

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 plans as submitted and additional plan dated 27th September 2006.

Reason: For the avoidance of doubt.