PLANNING APPLICATION REPORT

REF NO: **AW/208/11/**

LOCATION: 19 Marquis Way
Aldwick

PROPOSAL: Two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks consent for a two storey side extension, 6.3 x 5 x 3.2 metres. Proposed extension incorporates a juliet balcony on the rear elevation at first floor level under a pitch roof and front entrance canopy.
SITE AREA	Approximately 490 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	No front boundary. Rear and side boundaries are close boarded timber fencing 1.8-2 metres in height, and mature vegetation.
SITE CHARACTERISTICS	Detached two storey, modern dwelling constructed from yellow brick with red brick quoins, and a slate tiled roof. Corner plot in a residential cul-de-sac. Detached garage to side.
CHARACTER OF LOCALITY	Predominantly residential. Private residential estate comprising detached dwellings and bungalows of identical character and design.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up area boundary
Flood Zone 1

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN10	Tidal Flooding and Coastal Defence
	DEV19	Extensions to existing residential buildings

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, or flood risk.

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 proposed extension will be sited on the west flank elevation of the property, recessed behind the principal fa§ade, at a depth of 5 metres and width of 3.25 metres. The extension will have a pitch, slate tiled roof, approximately 800 mm below the ridge line of the host dwelling, and will be constructed in materials to match the existing property. The pitch roof and juliet balcony on the rear elevation is sympathetic to the appearance of the existing dwelling. The extension is visually subservient to the host property and is an appropriate design, form and scale.

With regard to the impact on visual amenity, the property occupies a corner plot in a residential

cul-de-sac and has gardens to the side and rear. Owing to the proposed siting and location of the extension, which will be recessed behind the building line below ridge height, the extension will not be unduly overbearing and will maintain sufficient distance to the side boundary adjoining No. 78. The Drive. The proposal is therefore considered to have an acceptable impact on visual amenity and will not harm the character of the streetscene or surrounding area.

With adequate separation distance of 12 metres to the rear boundary adjoining No. 15, there will be no adverse overlooking or loss of privacy to the neighbouring property at the rear. In relation to No. 78 to the west, it is noted that there are a number of first floor windows in the side elevation of this property. One first floor bedroom is proposed in the flank elevation of the extension, which may give rise to some overlooking. However, given that a separation distance of approximately 12-13 metres will be retained, it is considered that there will be no unacceptable overlooking or loss of privacy to warrant refusal.

It is therefore recommended that planning permission is granted, 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. 1 Proposed Elevations and Site Location Plan, drawing no. 2 Existing Elevations and Block Plan, drawing no.3 Existing Floorplans, drawing no. 4 Proposed Ground Floor Plan, drawing no. 5 Proposed First Floor Plan, received on 30 August 2011.

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 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, GEN2, GEN10, 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.