

PLANNING APPLICATION REPORT

REF NO: **AW/223/09/**

LOCATION: 14 Aldwick Place
Aldwick

PROPOSAL: Single storey garden room extension to replace existing conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garden room extension measures approximately 5.2m in width, 9.6m (maximum) in depth and 4.6m (maximum) in height.
SITE AREA	Approximately 630 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open, rear boundary has close boarded fencing approximately 1.8m in height, east side boundary has close boarded fencing + hedging approximately 2m in height, west side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property with attached garage and car port on west side boundary, conservatory on rear. The property has brown brickwork, white window frames with white shutters on front elevation and a brown tiled roof.
CHARACTER OF LOCALITY	Residential comprising two storey detached properties of similar style and design.

RELEVANT SITE HISTORY

BR/91/57/K	Details of detached houses	Approve Cond 21-01-1966
BR/91/57/L	Revision to house types	Approve Cond 11-07-1966

REPRESENTATIONS

Representations received:
Aldwick Parish Council
No objection

Members unanimously supported this application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary
Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	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.

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 property has an existing conservatory on the rear and part side eastern boundary and the application seeks to replace this structure with a brickwork extension that will be sited on the

same footprint as the existing.

The proposed garden room will be approximately 0.3m wider than the existing structure with a depth of 9.6m which is 2m deeper with a maximum height of 4.5m. The neighbouring property to the east No 16 is sited approximately 2m away and this property has a large wooden shed that is sited to the boundary with No 14. There are no windows on the eastern side elevation fronting No 16 so it is not considered that the proposal would detrimentally harm the occupiers of this property by way of overbearing effect, harmful overshadowing, overlooking or loss of privacy.

Due to its rear location the proposal will not be readily visible in the street scene, nor would it harm the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following condition.

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 plan: Drg No 1 dated 27th November 2009.

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 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.