APPLICATION REF:AW/229/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Addition to enlarge bedroom, 2 Willow Way, Aldwick

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed two storey extension will measures approximately 3.8m in length, 7.8m in depth and will be 6.7m in height.
SITE AREA	Approximately 924 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front east boundary has hedging approximately 2.5m in height and wooden entrance gates approximately 1m in height. Rear west boundary has shrubs and trees over 4m in height, north side boundary has shrubs + trees over 4m in height, south side boundary has close boarded fencing + hedging approximately 2m in height.
SITE CHARACTERISTICS	Detached two storey property with integral garage, front and rear dormers, conservatory on rear elevation, wooden playhouse in rear garden, two wooden sheds to south side of property. The walls are painted white, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Residential area comprising detached properties of various styles and designs on large plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/11/50	Detached house with garage.	Approved 30-01-1950.
BR/92/62/A	4 no. detached bungalows and garages.	Approved 13-07-1964.
AW/171/85/T	Lop one Pine tree.	Approved/Conditionally 04-12-1985.
AW/145/95/T	Overall reduction and crown thining by approximately 20% to 3 no. Balsalm trees. Reduce, trim height and sides of several Cypress trees.	Approved/Conditionally 15-12-1995.

REPRESENTATIONS RECEIVED

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SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order 8/65 G1 & A21

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, 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 the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in

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accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed two storey extension will be positioned on the rear elevation of the dwelling on the same footprint as the existing conservatory approximately 6m away from the north side boundary. The proposed extension will not project out any further than the existing conservatory and the height is approximately 1.2m lower than the existing roof line which would appear visually subservient to the main building.

With adequate distances to neighbouring properties to the rear (west) of approximately 38m, north 40m and south of approximately 14m and hedging of an acceptable height to all boundaries, it is not considered that the proposal would detrimentally impact upon the residential amenities of any neighbouring property by way of overlooking or loss of privacy.

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

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

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Addition to enlarge bedroom

2 Willow Way
Aldwick

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The materials and finishes of the external walls and roof of the extension hereby permitte shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Susse Structure Plan and GEN7 of the Arun District Local Plan.