

PLANNING APPLICATION REPORT**REF NO:** **AW/275/11/****LOCATION:** Rookwood
 Cypress Way
 Aldwick**PROPOSAL:** Single storey extension to rear.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed rear single storey flat roof extension has a maximum width of 10m, maximum depth of 7.4m and a maximum height 3.3m to include lantern roof light.
SITE AREA	Approximately 728 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf wall + shrubs approximately 2m in height, close boarded fencing to sides and rear.
SITE CHARACTERISTICS	Detached bungalow with detached garage on eastern side with tarmac driveway. Wooden summer house in front garden. The property has white smooth rendered walls, red tiled roof with white window frames.
CHARACTER OF LOCALITY	Cypress Way which is a residential cul-de-sac is located off Barrack Lane. The detached properties in Cypress Way are of various styles and designs.

RELEVANT SITE HISTORY

AW/141/93	Single storey extension	Approve Cond 22-10-1993
BR/119/54/B	Detached bungalow and garage	Approve Cond 10-09-1956
BR/391/77	Lounge extension and first floor dormer for 3 bedrooms and bathroom	Approve Cond 27-07-1977
BR/718/78	W C Addition porch etc	Approve Cond 18-10-1978

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Members have no objection to the application.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

No Public Sewer

Tree Preservation Order 2/58

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 application seeks to construct a single storey extension on the rear of the property that will link up with the existing garage which is sited on the eastern side of the property.

The proposed single storey flat roof rear extension will be the whole width of the dwelling and will have a rear projection of 4m on the western side extending to the eastern side garage to a maximum of 7.4m with a height of 2.8m and a maximum height of 3.3m to include lantern roof light. The neighbouring property to the east 'Farthings' is sited approximately 5m away and the neighbouring property to the west 'The Quest' approximately 5.5m away. With adequate distance to both properties and the absence of windows on the east and west side of the extension it is not considered that the extension would detrimentally harm the occupiers by way of overbearing affect, harmful overshadowing, overlooking or loss of privacy.

The extension being to the rear and set behind the main dwelling would not be visible in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, subject to the following conditions.

RECOMMENDATION

- 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: Site 1:1250/Block 1:500/Floor 1:50 Sheet 1 of 3, Elevations 1:100 Sheet 2 of 3, Roof 1:200 Sheet 3 of 3 received on 31st October 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 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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: GEN2, 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.