AW/295/05

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	New conservatory and glazed roof to existing swimming pool building. Mariners, 1 Arun Way, Aldwick Bay

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for a conservatory to the rear of the existing swimming pool and to replace the flat roof with a glazed roof.
SITE AREA	1390 sq. m.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	1 metre high wall
SITE CHARACTERISTICS	Large detached house, painted white. The existing pool is a rear side extension with a flat roof. Rear flat roof extension with balcony over. Double garage to front.
CHARACTER OF LOCALITY	Residential large properties. Sea directly to rear with a boat house.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/220/00	Alterations and extensions to existing dwelling.	Approved Conditionally 27th November 2000
AW/135/03	Alterations and extension to existing dwelling	Approved Conditionally 23rd June 2000

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	No objection - this may well be an improvement and will hardly affect the street scene.
None.	
None.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

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DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect on neighbours.

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 the proposed rear extension of the existing pool is 3.7 metres single storey on an existing 17m long extension, it will not overlook or overshadow the neighbouring property. The replacement of the flat roof with a glazed roof will not create any overshadowing of the neighbouring property.

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 rear conservatory on the existing swimming pool will not create any significantly detrimental effects on neighbours as it is single storey. The glazed roof to replace the flat roof will not cause any overshadowing of the neighbouring property. Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

ALDWICK AW/295/05/

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Mariners
1 Arun Way
Aldwick Bay

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of ~~5~~ 3 years from the date of this permission.

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