

PLANNING APPLICATION REPORT**REF NO:** **AW/302/11/****LOCATION:** 211 Aldwick Road
Aldwick**PROPOSAL:** Front and rear single storey extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed single storey front extension and porch measures approximately 4.8m in width, depth of 1.3m and a maximum height of 3.5m. The proposed rear extension measures approximately 9m in width, depth of 4.6m and height of 2.9m with lantern roof lights 3.8m.	
SITE AREA	Approximately 555 square metres.	
RESIDENTIAL DEVELOPMENT DEN	N/A	
TOPOGRAPHY	Predominantly flat	
TREES	None affected by the proposed development.	
BOUNDARY TREATMENT	Front has wall + hedging approximately 1.8m in height, side and rear boundaries close boarded fencing approximately 1.8m-2m in height.	
SITE CHARACTERISTICS	Two storey detached property with attached garage on western side, wooden summer house in rear garden. The property has reddish/brown brickwork to front, rendered walls to rear painted yellow, brown tiled roof with white window frames.	
CHARACTER OF LOCALITY	Main road with detached and semi-detached properties of various styles and designs.	

RELEVANT SITE HISTORY

AW/64/05/	Rear and side single storey extension.	Approve Cond 23-05-2005
BR/868/72	Proposed internal alterations new garage	Approve Cond 30-12-1972

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Members have no objection to this 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

Class B Road

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 dwelling with a single storey extension to the front to increase the existing porch and study.

The property has a bay window on the eastern side which is set forward of the property and an attached garage on the western side that is set in line with the existing porch and study. The proposed front extension will have a width of 4.8m and a depth of 1.3m which will bring it in line with the front elevation of the dwelling.

The rear extension which is the full width of the dwelling has a rear projection of 4.6m and a height of 2.9m. With the absence of windows on the side elevations and to provide for additional light into the proposed living/breakfast room two lantern roof lights are proposed and these will increase the height of the extension to 3.8m.

With regard to residential amenity there are no properties directly to the west of the site and the neighbouring semi-detached property to the east No 209 has a conservatory that is sited on the eastern side of the property. The front extension being set back behind the existing bay window will not be readily visible to the occupiers of No 209. The rear extension has a window on the east side elevation. Due to its single storey height and boundary fencing of approximately 1.8m in height it is not considered that the window would create any harmful overlooking or loss of privacy to the occupiers of No 209 nor would it be of an overbearing nature or create any harmful overshadowing.

The extensions are of an acceptable size and height that are considered to be visually subservient to the main building. They are not considered to be of an obtrusive nature, nor would they 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

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: Site 1;1250/Block 1:500, Ground Floor 1:50, Elevations 1:100, Roof received on 1st December 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 and roof of the front extension and walls of the rear 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.