

AW/304/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Addition to enlarge study 2 Willow Way Aldwick
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey hipped roof rear extension to measure (at maximum) approximately; 4.1m in height, 4.3m in length, and 2.1m in width
SITE AREA	900 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Boundaries kept by mixture of brick wall and hedging approximately 1.5m - 1.8m in height
SITE CHARACTERISTICS	Two-storey detached property with white render and white shiplap section walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with two-storey properties in various style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/229/06	Addition to enlarge bedroom	Approved Conditionally 03-11-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

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

AW/304/06**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan: LOC1, DEV1
 Arun District Local Plan: 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 would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties.

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

Given boundary screening and the retention of sufficient distance between the proposal and site boundaries, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, loss of privacy, and unacceptable overlooking.

Further, given the proposal is visually subservient, and in keeping with the existing building, it is considered that the proposal would not be obtrusive in the street scene and would not be conflict with the established character of the area. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

ALDWICK

AW/304/06/

Addition to enlarge study

2 Willow Way
Aldwick

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the external roof 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

