

AW/306/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Small extension to plant room Aldwick Hundred, Craigweil Lane, Aldwick
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension measures approximately 2.23 metres in length, approximately 1.8 metres in width and approximately 3.87 metres in height. The plant room is intended to be externally finished to match the replacement swimming pool enclosure proposed in AW/44/05. This structure had walls constructed from blockwork and were smooth rendered, with a paint finish and a glazed roof.
SITE AREA	Approximately 1800 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of significance affected
BOUNDARY TREATMENT	Wall, fencing and hedging to side and rear
SITE CHARACTERISTICS	Large detached dwelling
CHARACTER OF LOCALITY	Residential area adjacent to the sea

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/764/72	Erecting prefabricated pool hall and installing swimming pool	Approved 30-12-1972
AW/316/03	Replacement swimming pool enclosure	Approved Conditionally 10-02-2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Awaited
Local Groups	None
One letter of objection	Experienced nearly two years of constant building with this property. Noise pollution from dumper trucks and lorries. Lorries and builders vans unloading with no direct access causes dust and dirt which is a nuisance. Cannot enjoy the summer in the garden with pollution and blaring radios from vehicles.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No objection. It appears extension to plant room is to enclose a 'chiller unit' and reduce noise emissions.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area Boundary Tree Preservation Order Building or structure of character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1 Arun District Local Plan : GEN7, GEN22, DEV19
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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 in regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. However, any disturbance from building works is not a material planning consideration. If excess noise and air pollution are occurring at a significantly high level, then such disturbance is likely to be controlled under Environmental Health legislation. <i>No objections are raised to the development.</i>

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.
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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 legislative background.

AW/306/06**CONCLUSIONS**

The plant room which forms the subject of this application is intended to infill the north eastern section of a single storey pitched roof extension which houses a swimming pool which was Approved Conditionally on 18-04-2005 under reference AW/44/05. Therefore, the relatively modest increase in dimensions at approximately 2.23 metres in length, approximately 1.8 metres in width and approximately 3.87 metres in height is unlikely to cause demonstrable harm. This includes overlooking, overshadowing, overbearing effect or causing any loss of privacy.

The design of the plant room is also considered to be acceptable including an external finish to match the existing extension and maintaining a similar roof height. Both design measures will ensure visual integration in line with policy DEV19 and thus sympathetically relate to the existing extension. In addition, the proposed plant room is regarded as being consistent with Local Plan Policy GEN22 and will not compromise the Building of Character, or its setting. Also, Environmental Health has offered no objection to the proposal.

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

ALDWICK

AW/306/06/

Small extension to plant room

Aldwick Hundred
Craigweil Lane
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).

