

PLANNING APPLICATION REPORT**REF NO:** **AW/307/11/****LOCATION:** 69 Nyetimber Lane
Aldwick**PROPOSAL:** Remove existing conservatory & shower room & construct 2 storey rear extension (re-submission of AW/268/10/)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Two storey rear extension, height approximately 6.6 metres, width 6 metres, depth (first floor) 4.2 metres, depth (ground floor) 6.1 metres.
SITE AREA	Approximately 425 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded timber fencing 1 metre high to front. Close boarded timber fencing approximately 1.8 metres high supplemented by trees and hedging to rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with white rendered elevations and a mansard roof.
CHARACTER OF LOCALITY	The site is located on a residential road of properties of various styles.

RELEVANT SITE HISTORY

AW/59/94	Conservatory & rear shower room	Approve Cond 08-07-1994
AW/268/10/	Remove existing conservatory and shower room to rear elevation and erect 2 storey extension incorporating additional bedroom and en-suite	Refused 12-01-2011

REPRESENTATIONS**Representations received:**

Aldwick Parish Council

No objection.

1 Letter of Objection:-

Insufficient information for interested parties, as application details were not made in correct manner. Orange sheet attached to front window, but unlikely to walk up to person's window to check. Do not read local papers. Comments due by Thursday (9/2/12). No time for due consideration and would be to my detriment.

Comments on Representations received:

Noted. Additional site notice posted on the front boundary fence of the application property on 13 February, allowing a further 21 days for comment. The property has a large rear garden, approximately 25 metres deep, and the proposed siting of the rear extension, whilst visible, is not considered to adversely affect the residential amenities of Nos 18-20 Elbridge Crescent at the rear, given the ample separation distance.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 Development Plan policies in that it is not considered to materially affect the residential amenities of neighbouring properties, nor the visual amenities of the locality.

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 is a re-submission of application AW/268/10. The application was refused on the basis that the two storey rear extension was not visually subservient to or integrated with the main dwelling, contrary to policies GEN7 and DEV19 of the Arun District Local Plan.

The depth of the extension at first floor level is reduced by 1.9 metres to 4.2 metres and the amended scheme incorporates a pitched mansard roof at ground and first floor level, in keeping with the character and appearance of the existing dwelling. Further, the reduction in the depth of the extension at first floor level reduces the scale, bulk and massing. As a result, the extension appears less dominant and overbearing in relation to the host dwelling and is not considered to be detrimental to the visual amenities of the wider locality. The amended scheme is therefore considered to comply with policy DEV19 i), ii) v).

The previous scheme was found to have no significant adverse impact on the residential amenities of neighbouring properties by means of overlooking, overbearing impact or loss of privacy. There is a greater set back at first floor level with the proposed scheme, which improves the outlook to the neighbouring property at No. 71. The proposal is therefore not considered to have a materially adverse impact on the occupiers of neighbouring properties.

In summary, the revised scheme is considered to be a more appropriate scale in relation to the host dwelling and would have no adverse impact on the character and appearance of the established street pattern or character of the area.

It is therefore recommended that planning permission is granted, 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: Location Plan, Site Plan, Existing Ground Floor Plan, Existing First Floor Plan, Existing Front and Rear Elevations, Existing Side Elevation 'West', Existing Side Elevation 'East', Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Front and Rear Elevations, Proposed Side Elevation 'West', Proposed Side Elevation 'East', received on 5 January 2012.

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 No windows (other than those shown on the plans hereby approved) shall be constructed in the west elevation of the extension hereby permitted which adjoins the side boundary with No. 71 Nyetimber Lane, without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 The materials and finishes of the external walls and 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.

- 5 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: GEN7, GEN2, 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.