AW/313/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Extension to rear & conversion to loft space. Extension to provide larger kitchen & dinging/lounge area. Upstairs 4 bedrooms and 1 bathroom (ensuite) Aldwick

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single-storey rear extension incorporating side dormer to measure (at maximum) approximately; 5.7m in height, 8.4m in length, and 7.6m in width
SITE AREA	300 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Front boundary undefined. Rear and side boundaries kept by close boarded fencing and hedging approximately 1 -1.8m in height
SITE CHARACTERISTICS	Single storey semi-detached property with pale yellow brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with properties in identical style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

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

DEVELOPMENT PLAN POLICIES

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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

It is accepted a certain amount of overbearing and overshadowing effect would result from the proposal onto the neighbouring property to the north. However given boundary screening, retention of approximately 0.5m between proposal and north boundary, and that the roof of the proposal is hipped away from the north boundary, any adverse overlooking, loss of privacy, overbearing, and overshadowing effect resultant from the proposal onto the neighbouring propery to the north is not considered demonstrable to warrant refusal.

It is accepted a certain amount of overlooking and loss of privacy would result from the proposal onto the neighbouring rear property. However given the gable window in the rear elevation of the extension is top hung in design, and retention of approximately 5m between

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CONCLUSIONS

proposal and rear boundary, any overlooking, loss of privacy, overbearing, and overshadowing effect resultant from the proposal onto the neighbouring rear property is considered minimal.

It is acknowledged a certain amount of overlooking and loss of privacy would result from the proposal onto the neighbouring property to the south. However a distance of approximately 6m is retained between this dormer window and south boundary. Further the dormer window is indicated as obscure glazed and top hung in design. Furthermore the dormer window is directed so as to avoid direct overlooking into the habitable rooms of the neighbouring property to the south. Taking the above factors into account, any overlooking, loss of privacy, overbearing, and overshadowing effect resultant from the proposal onto the neighbouring property to the south is not considered demonstrable to warrant refusal.

To further minimise any potential overlooking and loss of privacy resultant from the proposal it is recommended conditions be attached to the decision notice ensuring no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the roof slope in the south elevation of the extension without the prior permission of the Local Planning Authority and that the dormer window be obscure glazed and top hung.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overbearing, 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.

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Extension to rear & conversion to loft space to provide larger kitchen & dining/lounge area. Upstairs 4 bedrooms and 1 bathroom (ensuite).

30 Greenlea Avenue
Rose Green
Bognor Regis

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the roof slope in the south elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 The dormer window in the south elevation of the extension hereby permitted shall consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and at all times be and remain glazed entirely with obscure glass.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 This permission relates to the plans as submitted and amended by substitute plans dated 11-01-2007.

Reason: For the avoidance of doubt.