

PLANNING APPLICATION REPORT**REF NO:** **AW/314/11/****LOCATION:** 20 Fish Lane
Aldwick**PROPOSAL:** Bay window extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 660 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low wall to front boundary, semi-mature shrubs and trees. West boundary is a 1.8 metre high timber fence. East boundary is 1.5 metre high wall and low fence, approximately 500mm high.
SITE CHARACTERISTICS	Detached modern chalet bungalow. White rendered elevations and a hipped, tiled roof. Hardstanding to front with parking for 3-4 cars.
CHARACTER OF LOCALITY	Predominantly residential comprising dwellings of various designs and styles. Recreation ground located to the rear (north).

RELEVANT SITE HISTORY

BR/101/56	Outline application two dwellings	Approve Cond 28-06-1956
BR/101/56/A	Detached bungalow with garage	Refused 07-09-1956
BR/101/56/b	Detached bungalow and garage	Refused 14-11-1956
BR/101/56/B	Detached bungalow with garage	Approve 18-12-1956

BR/700/76/T

Trimming of one oak tree and macrocarpa

Approve Cond

12-01-1977

REPRESENTATIONS

Representations received:

Aldwick Parish Council

No objection

Comments on Representations received:

Comments noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Tree Preservation Order

Class C Road

Public sewer on site

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 consent for a bay window at ground floor level on the front elevation of the property. The bay window would measure 2.9 metres in width, 2.75 metres in height and 1 metre in depth, and would be finished in cream render to match the dwelling with a pitched lead roof and uPVC glazing.

The window is an appropriate design and scale, and visually integrates to the host dwelling. The streetscene impact is limited, as this is a small scale alteration to the front elevation of the dwelling. The property is set back from the main road frontage and the proposal would have limited impact on visual amenity.

The proposal would have no adverse impact on the amenities of neighbouring properties. The window is positioned away from the side garden boundaries and faces due south, towards the road, such that there would be no overlooking of adjoining properties.

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: Site Plan and Location Plan, Existing Ground Floor Plan, Existing Elevations, Proposed Roof Plan, Proposed Ground Floor Plan, Proposed Elevations, received on 15 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 **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.