AW/47/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Pool Room to Replace Existing Conservatory 15 Marquis Way, Aldwick

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a single storey enclosed swimming pool to the western side of the existing property. Two existing conservatories would be demolished. The pool building would be approximately 14.5m long x 6m wide x 4.3m in height.
SITE AREA	782 sq.m.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	1.8m. high close boarded fencing to sides.
SITE CHARACTERISTICS	Two and a half storey detached house. Red brick with a plain tile roof. Balcony at first floor level to rear.
CHARACTER OF LOCALITY	Residential. Property to west two-storey and set back. 2m. high ledge along boundary.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AW/27/96	Conservatory	Approved Conditionally 22.3.96
AW/158/05	Two storey extension to form ground floor garden room, extension to first floor bedroom and roof deck terrace with new doors to replace window.	Approved Conditionally 28.9.05

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	~~Awaited~~ No objection
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No objections in principle.
Environment Agency	No objections in principle.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1
Arun District Local Plan : GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to give the development control criteria against which applications of this nature will be judged that is the effect on the visual and residential amenities of the area.

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 there will be no adverse effect on the visual or residential amenities of the 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 proposed extension is to the rear of the existing property and faces onto the beach. It partly replaces 2no. existing conservatories. The proposal being single storey in height and with the pitch of the roof sloping away from the boundary with 78 The Drive this will mean that there will be no significant adverse effect on the residential amenities of that property. There will also be no detrimental visual effect on the character of the area when viewed from the beach.

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

ALDWICK AW/47/06/

Pool room to replace existing conservatory.

15 Marquis 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 Informative

The applicant may require the written consent of the Environment Agency under the Water Resources Act 1991 to discharge the pool contents direct to controlled waters and should contact the Corporate Resources Officer - Claire Lloyd on 01903 703956 for advice

3 Informative

The applicant should note the comments of Souther Water attached.