

AW/48/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Rear two storey extension, demolition of front garage and replacement with front style single storey extension etc. 32 The Fairway, Aldwick
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to pitch the roof over the existing front and side dormer, over the front extension, to extend over the existing garage to provide accommodation in the roof and to extend over the existing rear extension, to slightly move the two side dormers and pitch over the roof of these.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	N/A
BOUNDARY TREATMENT	Open front with 1m. high wall and fencing onto Arun Way.
SITE CHARACTERISTICS	Detached bungalow with front dormer and rear flat roof extension with balcony over. Garage attached to front of house. Front glazed porch.
CHARACTER OF LOCALITY	Residential, individual properties. The site is adjacent to Arun Way.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/86/64	Extension	Approved 10/8/64

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 Tree Preservation Order

AW/48/07**DEVELOPMENT PLAN POLICIES**

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

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours and the street scene.

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 the two storey rear extension will not create any adverse effects on the neighbouring property such as overlooking or overshadowing as the extension is 8m. from the neighbour and no side windows are proposed. The front extension is a single storey and does not directly affect any neighbour.

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 existing chalet bungalow is a visual hotch potch of flat roof extensions and dormers. The proposed extensions are a visual enhancement. To the side of the house is a detached garage. The proposal is to remove the garage and extend single storey to the front of the property and is one metre off the boundary. Also the proposal is for a pitch over the front extensions and to pitch over the existing front dormer.

Existing to the rear of the property is a flat roof extension with balcony over this with a ridge roof. The existing rear dormer is a continuous 10½ metres. This proposal breaks this up to one central extension at first floor of 6 metres rising to 2.2m. and with 2 side dormers (1 either side of the central extension) of 2m. each. This would not materially alter any potential overlooking of neighbours, if anything it would reduce the potential overlooking from the existing balcony.

AW/48/07**CONCLUSIONS**

Therefore the proposals will visually enhance the appearance of the dwelling with no adverse effects on neighbours. It is recommended that the application is approved subject to the conditions set out overleaf.

ALDWICK

AW/48/07/

Rear two storey extension, demolition of front garage and replacement with front single storey extension. New roof to existing first floor dormer.

32 The Fairway
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 The materials and finishes of the external walls and roofs of the extensions 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.

