

PLANNING APPLICATION REPORT

REF NO: **AW/63/11/**

LOCATION: Gable Cottage
 West Drive
 Aldwick

PROPOSAL: Two storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey side and rear extension.
SITE AREA	Approximately 715 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low hedging to front. Close boarded fencing approximately 1.8m high supplemented by mature hedging to sides. Leylandii hedge in excess of 5 metres in height to rear.
SITE CHARACTERISTICS	The site is a one and a half storey detached chalet style property with brick faced elevations and a pitched plain tiled roof. The property comprises a single store integral garage to the west elevation.
CHARACTER OF LOCALITY	The site is located within a private residential road of predominantly detached two storey and one and a half storey properties of a traditional style.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Support.

Members voted unanimously in favour of supporting this application.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

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

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and would 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

Principle

This application seeks planning permission for the construction of a two storey extension to the side and rear of Gable Cottage, West Drive. The proposed extension would be 'L' shaped, measuring at maximum, approximately 10.65m in width, 11.7m in depth, and 7.2m in height. The proposal would include the addition of three dormer windows to the rear elevation, and one to the front.

Visual Amenity

The proposed extension would have a hipped valley roof, which would largely be located on the western side of the property and would encompass the entire rear elevation. It is considered that

the siting, scale and design of the proposed extension is such that it would over dominate the host dwelling and would not be visually subservient to or integrated with the existing property. Therefore the proposed extension would be contrary to policy DEV19(ii) of the Arun District Local Plan.

The application site is located amongst a cluster of other properties of a similar character and style, with pitched gable roofs being a prevalent feature. Some of these dwellings have been extended, but not to the significant extent as proposed under this application. The front boundary of the property comprises a low hedge, and therefore the extension will form a prominent feature fronting the highway. It is therefore also considered that the proposed development would appear incongruous within the street scene.

Residential Amenity

The proposed extension would be located approximately 5m from the flank of the dwelling to the east, 'Eachway', 3.5m from the flank of the dwelling to the west, 'Tamarisk', and would not project beyond the rear elevation of this property. Therefore it is not considered that the proposed extension would have a materially adverse impact on the residential amenities of the occupiers of the neighbouring dwellings by means of being overbearing.

Summary

Whilst it is not considered that the proposed extension would have a significant impact on the residential amenities of the locality, it is considered that its scale, bulk and design is such that it would represent an incongruous form of development out of character with both the host dwelling and the street scene. It is therefore recommended that the application be refused, for the following reasons:

RECOMMENDATION

REFUSE

- 1 The proposed extension, by reason of scale, bulk and design, would fail to be visually integrated with or subservient to the existing dwelling and would represent an incongruous and alien addition to the street scene. The proposal would therefore be contrary to policies GEN7 and DEV19 of the Arun District Local Plan.