PLANNING APPLICATION REPORT

REF NO: AW/99/08/

LOCATION: Craig Lea
1 Canons Close
Craigweil

PROPOSAL: Front, side and rear single storey extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Front porch to measure (at maximum) approximately; 3.5m in height, 2.5m in width, and 2m in depth Single storey conservatory to side to measure (at maximum) approximately; 3.1m in height, 6.2m in width, and 3.4m in depth Single storey infill extension to measure (at maximum) approximately; 2.2m in height, 2.7m in width, and 1.6m in depth
SITE AREA	Approximately 310 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic wall approximately 1.5 -1.8m in height, reinforced by isolated shrubs
SITE CHARACTERISTICS	Bungalow with brick/rendered walls and red tiled roof. Casement windows. UPVC doors. Hardstanding in garden surrounds property.
CHARACTER OF LOCALITY	Residential cul-de-sac with no prevailing design and style in the street scene. Two-storey brick faced properties to north-west. Bungalows of various deisgn and style surround in remaining directions.

RELEVANT SITE HISTORY

AW/15/06/	Ground floor lounge extension.	Approve Cond 06-03-2006

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Objection
Overdevelopment
Out of character with street scene
Contrary to policy DEV1 and GEN7

Comments on Representations received:

Noted. The extensions are subservient to the main dwelling. Their design, plus choice of materials and finishes, ensures the additions are also visually integrated to property. Although the proposed side extension relates somewhat clumsily to the existing dwelling it is not to such an extent that would warrant refusal in this instance. As such, the proposal is not obtrusive in the street scene. Sufficient amenity land is retained, so the proposals are not considered to represent overdevelopment of the site. Therefore the proposal complies with the relevant development plan policies.

CONSULTATIONS

Environment Agency

Consultations responses received:

Environment Agency: Refer to standing advice

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up area boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	ERA4	Flooding and coastal defence
Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN7	The Form of New Development
	GEN10	Tidal Flooding and Coastal Defence

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development
	PPS25	Development and Flood Risk

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, or flood risk.

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 and residential amenities of the locality, or on flood risk.

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 is for small domestic additions. The scale of these additions reflects their incidental domestic function to the main dwelling, so the proposal is not considered overdevelopment of the site.

With regard to visual amenity, the design and style of the additions ensures the development proposed is visually integrated with the existing propety. The materials and finishes of the porch and conservatory match the main dwelling, with the eaves of both identical and the angles of the roof reflective of the style and design of the existing property. The extent of glazing in the conservatory reflects its purpose. As such the proposal will not be unduly obtrusive in the street scene.

With regard to residential amenity, sufficient distance is retained between the single storey additions and neighbouring properties to avoid adverse impact onto the amenities of the occupiers of those properties.

It is therefore recommended that the application be approved, subject to 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 materials and finishes of the external walls and roofs of the extensions and the brick plinth wall of the conservatory 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.

3 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN10 of the Arun District Local Plan.

4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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, or flood risk, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, ERA4

LOCAL PLAN: GEN7, GEN10, DEV19

NATIONAL POLICIES: PPS1, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

5 INFORMATIVE: Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistence techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)