A/122/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Replacement of conservatory. 21 Mill Road Avenue, Angmering.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will measure approximately; 5.4m in length and 3.6m in depth with a hipped roof to a height of approximately 3.5m.
SITE AREA	Approximately 0.094ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The rear is kept by 1.5m high close boarded fencing with hedging up to approximately 4m high to the east.
SITE CHARACTERISTICS	A single storey detached bungalow formed of red brick walls and tile hung front gables. The roof is pitched and formed of red plain tiles. Existing side extension forms a 'granny annexe'.
CHARACTER OF LOCALITY	A residential road comprising similar style detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/163/04/	Single storey extension for registered blind person, dependent relative.	Approved Conditionally 07-01-2005
A/120/05/	Single storey extensions to front and rear.	Approved Conditionally 28-11-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	~~Awaited~~ No objection.
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ Noted.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of 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

This proposed conservatory is to replace an existing conservatory to the rear of the dwelling but will be located approximately 2.5m further south to accommodate a rear extension approved under application A/120/05/.

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CONCLUSIONS

This replacement conservatory will be slightly larger - approximately 1.2m deeper, 0.5m wider and 0.7m higher, but is still considered to be acceptable in this location due to the presence of adequate boundary screening and the retention of a sufficient distance to neighbouring dwellings.

It is therefore not considered that this proposed conservatory would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

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

ANGMERING A/122/06/

Replacement of conservatory. 21 Mill Road Avenue
Angmering

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).