

PLANNING APPLICATION REPORT**REF NO:** **A/122/10/****LOCATION:** Flat 1
 1 Church Hill
 Arundel Road Angmering**PROPOSAL:** First floor extension to rear.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application relates to a first floor rear extension to a residential flat above a retail unit. The extension will infill part of an existing first floor external patio/balcony area to provide an enlarged bathroom and hallway, with additional windows in increase natural light. The extension will measure 5.3m x 1.5m in depth x height of 6.8m with a flat roof. The external materials will match the existing including red brick walls, upvc windows and doors.
SITE AREA	Approximately 200 sq.m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	2m high brick walls.
SITE CHARACTERISTICS	Site comprises 1st floor flat above retail unit situated on the east side of 1 Church Hill. The retail unit is within a small parade of shops. The access to the main entrance of flat 1 is off an existing vehicular access way to the rear of the shop.
CHARACTER OF LOCALITY	The site overlooks the Angmering Village Square. The square has a mixture of shops with flats above and two-storey residential housing.

RELEVANT SITE HISTORY

A/29/98	Extension to enlarge kitchen	Approve Cond 18-06-1998
A/133/65	Change of use from antique shop to Doctors or Dentists surgery	Approve Cond 25-01-1966

REPRESENTATIONS

Representations received:

Angmering Parish Council

Angmering Parish Council - No objection subject to building materials to match the existing.

Comments on Representations received:

The plans show that the materials will match the existing.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Conservation Area

Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV19](#)
[AREA2](#)

The Form of New Development
Extensions to existing residential buildings
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS5

Delivering Sustainable Development
Planning for the Historic Environment

POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity and impact on the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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 the 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

The determining factors relate to impact on visual and residential amenity and impact on the character and appearance of the Conservation area.

The modest design and scale of the extension coupled with its location to the rear of the retail unit will ensure it will have an acceptable impact on the visual amenity of the area.

The extension will not have an adverse impact on surrounding residential amenity where there are good separation distances from habitable room windows nor will result in any additional loss of privacy from overlooking.

The proposed design will be subservient to the property and through the use of matching external materials will ensure the character and appearance of the Conservation area is preserved.

In light of the above assessment, approval is recommended subject to the 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 This permission relates to approved drawings:-
ONE; TWO; THREE Rev 'a'; FOUR A; FIVE A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 would preserve the character and appearance of the Conservation Area there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5

A/122/10/

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.