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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Roof conversion and rear extension Linkside, North Drive, Angmering

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The rear extension would measure approximately 6.2 metres in length, approximately 2.3 metres in width and at a maximum height of approximately 1.8 metres. An existing conservatory is intended for demolition to provide space for the rear extension. There will be two dormers to the front elevation with pitched roofs at approximately 1.5 metres in width and approximately 1.4 metres in height. The dormers would exhibit a protrusion of approximately 0.7 metres. A velux window to front measures approximately 0.4 metres in width and 0.4 metres in height and will be asymmetrically located towards the southern elevation. The rear dormers will consist of three pitched roof casings extending in a row at a length of approximately 4.7 metres, a protrusion of approximately 1.1 metres and a maximum height at approximately 1.6 metres.
SITE AREA	Approximately 740 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by this application
BOUNDARY TREATMENT	To the front the boundaries are kept by hedging to a height above 2 metres. To the rear there is close boarded fencing at approximately 1.8 metres and mixed species hedging which raises boundary treatment to approximately 2 metres.
SITE CHARACTERISTICS	A detached bungalow with red brick elevations and a hipped roof with brown roof tiles. The windows and doors are composed of white Upvc.
CHARACTER OF LOCALITY	The property is situated within a residential road including bungalows and two-storey detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	Objection – over-development as the design and external appearance of the proposed extension does not fit in with neighbouring properties. In addition, these properties will be overlooked and the effect will be overbearing. There are also concerns about Highway matters.
Local Groups	None
4 letters of objection	Aggressive in design Difficulty in storing materials Floor area increase by 250 % Flat roofs required rather than pitched Condition required preventing work at weekend Overbearing given the moderate size of the bungalow Establishing a precedent in an area with village character Out of keeping since the row consists of chalet bungalows and not houses Loss of light to neighbouring properties including Spindlewood to the south

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Inside Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : 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 in regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

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COMMENT ON REPRESENTATIONS RECEIVED

Noted. Front elevation dormers in North Drive already exist and can be viewed from the street scene. It is therefore considered that the proposal is acceptable given the properties along North Drive as a whole. That is to say, there is a varied mixture of property styles including two-storey detached and bungalows. The pitched roofs of the dormers are regarded as sympathetic to the roof angle of the existing property rather than flat roofs. Although the proposal does represent a significant development to the property it nevertheless remains visually subservient. The dormers would not lead to loss of light beyond levels of an acceptable nature and degree. This is principally because the dormers are situated to the front and rear and not sides where neighbouring properties are located. It is not possible for the Local Planning Authority to restrict hours of working. If neighbours amenities are being affected by the noise and hours of working this is a matter for Environmental Health.

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 either the visual amenities of the locality or 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 legislative background.

CONCLUSIONS

The design is considered acceptable through the incorporation of two pitched window dormers and a velux window to front. The chalet bungalow appearance will be maintained when viewed from the front elevation which is visible from the street scene. Further, the dormers sit comfortably within the existing roof space and therefore in keeping with the property of North Drive. Indeed, broadly similar examples for front elevation dormers are evident with the property Elphin to the south and next door to the north is Coombe Cottage. This latter example has two front elevation dormers. Further, a velux window to front has been identified in Mayfield located to the south of the property in question.

To the rear, there will be three pitched dormers. In the assessment of visual balance, it is considered that when viewed from the side elevation, the dormer heights will be unequal. Despite this, the dormers sympathetically relate to and are visually integrated with the existing building in terms of siting, scale and materials. In respect to the latter point, it is intended that the materials would match existing to ensure visual integration. Specifically, identical brickwork, plain tiles and Upvc windows and soffits.

In regard to the rear extension, it could not be viewed from the street scene and also benefits from acceptable boundary screening including close boarded fencing to a height of approximately 1.8 metres. Consequently, it is unlikely to cause adverse effects by way of overshadowing, overlooking, overbearing or loss of privacy.

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CONCLUSIONS

Similar conservatory extensions have also been noted, including Spindlewood to the south, which ensures that the proposal will not be out of character with the residential estate.

Therefore, having taken all of the above factors into consideration, it is considered that the combined effect of the dormers and rear extension would not lead to a demonstrable level of harm.

It is therefore recommended that the application be approved, subject to the conditions overleaf.

ANGMERING A/135/05/

Roof conversion and rear extension

Linkside
North Drive
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).

2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture to 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.