PLANNING APPLICATION REPORT

REF NO: **A/138/11/**

LOCATION: 69 Mill Road Avenue
Angmering

PROPOSAL: Side extension & alterations to raise the height of main roof to form rooms in roof space - Revision to previously approved A/95/11

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal differs from the previously approved A/95/11/ through most notably through the provision of an additional roof dormer within the front roof slope, bringing the total amount to three. The width of the proposed rear dormer has been decreased as has the projection of the proposed side/rear extension. Space on the rear roof slope created by the reduction of the proposed dormer size will be utilised for the addition of roof lights.
SITE AREA	Approximately 436 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is a low brick wall to the front of the site. The rear garden is enclosed by approximately 1.8 metre high timber fencing with additional trees and hedging in places.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling that has red brick elevation walls with sections of painted render. The roof is tiled and gabled. Work on the side/rear extension approved under A/172/07 is largely completed.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by detached bungalow dwelling which are positioned fairly close to each other, occupying the majority of the plot width. The dwellings are set back from the road with low walls to the frontage helping to create an organised and open character and appearance.

RELEVANT SITE HISTORY

A/172/07/	Side extension & alterations to form rooms in roof space	Approve Cond 20-12-2007
A/95/11/	Side extension and alterations to form rooms in roof space (revision to previously approved A/172/07).	Approve Cond 05-08-2011

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

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

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.

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 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 frontage of the dwelling is not substantially altered by the proposal, other than a slight increase in width, and its overall characteristic of a detached bungalow dwelling will be maintained. Dormers can be observed in neighbouring buildings and are an established feature of the surrounding area. Although the provision of 3 dormers will alter the symmetry of the building is will be in a very slight way and not to the extent that it would result in the building appearing awkward or out of keeping with the street scene.

It is considered that the proposed works relate sympathetically towards the existing dwelling in terms of design and scale. The ridge heights of the roofing over the extension and dormers are set below that of the existing roof ensuring that they maintain visual subservience towards the existing
dwelling. Further, the gable end design of the extension and the front dormers compliment the gable ended elements of the existing dwelling, creating a visually integrated appearance.
The reduced size of the rear dormer is considered to improve its visual relationship with the existing dwelling.

With regards to residential amenities, the views towards neighbouring property from ground floor windows to the side and rear will be obstructed by existing site boundary treatment, safeguarding the privacy of neighbouring residents. Views from front facing windows will be towards the road and are not considered to be intrusive. Views from the rear dormer will be towards the far end of rear gardens of dwellings on Mill Road, and it is considered that a sufficient distance is maintained between the dormer and these properties to prevent unacceptable levels of overlooking.

The works are considered to be of modest proportions, particularly with regards to overall height, and, as such, it is not considered that they will appear overbearing or cause harmful levels of overshadowing towards neighbouring properties.

It is therefore recommended that the application is approved, 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

3115/1;
3115/3;
3115/4;

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 The materials and finishes of the external walls of the extension and dormers and the roofs of the extension and pitched roof dormers hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 The en-suite windows within the rear dormer shall at all times be glazed with obscured glass and fixed to be permanently non-opening except when more than 1.7 metres above floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 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 its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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