

A/141/05**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Single storey living room and utility extension to sides with two storey dining room and bedroom extension to rear. 47 East Drive, Ham Manor, Angmering.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed car port, boot room and utility room extension to side with pitched roof over measuring approximately; 9.9m in depth, 4m in width and 4.1m in height (all measurements at their maximum). Proposed rear extension to dining room and bedroom measuring approximately; 4.3m in width, 2m in depth and 7.15m in height (at their maximum). Proposed sun room extension measuring approximately; 4.95m in width, 7.15m in depth and 4.3m in height.
SITE AREA	1110 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fencing and 2m hedging to rear, 1.7m high walling to the east side of the property dividing front and rear and 2.5m high hedging along the north west boundary (all measurements approximated).
SITE CHARACTERISTICS	Two storey detached property with yellow brick elevations and tile hung detailing to part, the roof is a half hip with a cat slide to the west elevation and gable end to front and rear with red tiles. In addition the property has a double detached garage.
CHARACTER OF LOCALITY	Residential area, on an estate consisting of a mixed style two storey detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1 Arun District Local Plan : GEN3, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPS7	- Sustainable Development in Rural Areas

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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to conflict 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.</p>

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.

A/141/05**CONCLUSIONS**

The site is situated in a small cluster of houses off East Drive on the Ham Manor Estate; there are properties to either side and an open field to the south. The proposed additions to this property are considered to be of acceptable design and scale.

The proposed use of materials, the siting and roof design enables the extensions to sympathetically relate to the existing building, and visually integrated. The overall scale of the proposal is considered to be visually subservient to the main building. The rear extension to the dining room and bedroom four maintains the existing design of the gable end and the pitched roof over the sun room mimics that of the pitch to the main house.

The property is situated in a relatively large plot and it is considered that adequate distances are maintained between number 47 and neighbouring properties to either side of the site. It is therefore considered that the proposed additions made to this property are unlikely to have an adverse overshadowing or overbearing affect on neighbouring properties. Further, none of the proposed windows are considered to cause demonstrable harm through overlooking. However it is considered prudent to place a condition restricting windows at first floor level on the north west elevation in order to protect the residential amenities of the neighbouring property number 49.

These proposed extensions and alterations are considered to be appropriate within the context of the application and will not cause demonstrable harm to the residential amenities of neighbouring properties. Furthermore, it is not considered that the proposal would be obtrusive in the context of the street scene, and nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



ANGMERING

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47 East Drive
Ham Manor
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 No windows (other than those shown on the plans hereby approved) shall be constructed within the first floor or above of the north west elevation of the extension hereby permitted which adjoins the side boundary with No.49 East Drive, Ham Manor, Angmering without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

