

PLANNING APPLICATION REPORT

REF NO: A/157/10/

LOCATION: Clayton
The Avenals
Angmering

PROPOSAL: Side extension (Resubmission following A/89/10)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a two-storey extension measuring approximately 7.6 metres in length by 6.6 metres in width and 6.1 metres in height.
SITE AREA	Approximately 1432 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	It appears that a Lleylandii type tree to the immediate east of the existing dwelling would have to be felled to accommodate the proposal. However, the tree is not covered by a protection order, nor is it considered to be worthy of this status.
BOUNDARY TREATMENT	There is an approximately 0.7 metre high brick wall on the site boundaries to the front of the dwelling. The rear garden area is bordered by coniferous hedging ranging from approximately 2 to 4 metres in height.
SITE CHARACTERISTICS	The site is occupied by an L-shaped detached bungalow dwelling which has red brick elevation walls and a tiled, sussex hipped roof. There is a detached garage to the west.
CHARACTER OF LOCALITY	The site is located at the end of a cul-de-sac which is lined by an informal layout of detached dwellings, the majority of which are bungalows. There is a single detached two-storey dwelling at the end of the road. A number of the bungalows have been extended to the side and/or rear whilst 'Walnuts', a nearby property to the north has had dormer windows formed in the roof. There are paddocks to the immediate east of the site.

RELEVANT SITE HISTORY

A/62/09/	Side and rear extensions and front porch.	Approve Cond 03-08-2009
----------	---	----------------------------

A/89/10/

Side extension and porch

Withdrawn

21-09-2010

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection but it is unclear whether the office is for commercial enterprise or home study as this is not stated.

Comments on Representations received:

The office can be accessed from the existing dwelling and would appear to be intended for use by the householder. In any case, a condition will be attached to any given approval restricting the use of the extension to that incidental to the existing dwelling.

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](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 two-storey proposal is considered to conflict with relevant Development Plan policy DEV19 in that it would not relate sympathetically towards the existing dwelling in terms of design, form or scale and would not be visually subservient to the existing bungalow dwelling.

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 application follows A/89/10 which was for a two-storey side extension in a similar position and of a similar scale. This application was withdrawn although it should be noted that the Local Planning Authority was minded to refuse it as it was considered to have an unsympathetic relationship towards the existing dwelling.

The proposal has attempted to address concerns raised by altering the form of the roof of the extension from a gable end to a sussex-hipped shape, which reflects the form of the roof of the existing dwelling. A slight reduction has also been made to the height of the extension. However, it is considered that a two-storey extension attached to the existing bungalow dwelling would fundamentally appear unsympathetic towards it and, despite the alterations in design that have been made, it is considered that the proposal relates unsympathetically towards the existing dwelling, its greater height meaning it would not maintain visual subservience to the bungalow and would appear awkward when seen in context with the existing dwelling. The roughly cubic dimensions of the proposed extension would also conflict with the rectangular existing dwelling, and this would further harm the relationship between the two features.

It should be noted that a single-storey extension housing an office was approved for the site under planning application under A/62/09/ and it is considered that this scheme, omitting any two-storey element. It is considered that it is unlikely that any two-storey extension to the existing bungalow dwelling would be granted approval due to the unsympathetic relationship it would have with the existing bungalow dwelling.

It is therefore recommended that the application is refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposed extension would not be visually subservient towards the existing dwelling, leading to an awkward and poorly integrated appearance and is thereby in conflict with policies DEV19 and GEN7 of the Arun District Local Plan.