PLANNING APPLICATION REPORT

REF NO: **A/16/09/**

LOCATION: 17 Lucksfield Way
Angmering

PROPOSAL: Conservatory to rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to measure approximately 4.5m x 3.6m x 3.3m high.
SITE AREA	Approximately 109 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by a brick wall approximately 2m high.
SITE CHARACTERISTICS	Semi detached 2 storey property. Red brick walls, grey tiled gable roof. Pitched roof porch on the front of the property.
CHARACTER OF LOCALITY	The site is located within a newly built residential estate. Mix of styles and types of house. Surrounding properties to the rear of the site overlook the rear garden. Park to the front of the property.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:
Angmering Parish Council
Awaited.
Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None.

POLICY CONTEXT

Designation applicable to site:
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC1	Locational Strategy
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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 legislative background.

CONCLUSIONS

The proposed application is for a conservatory to extend from the rear of the property. It is considered that the proposed addition will be viewed by neighbouring properties to the rear but will not cause any unacceptable loss to the visual amenity to these properties and therefore will not have any adverse impact on the appearance and character of the surrounding area.

The proposal would incorporate windows on either side of the conservatory but due to the boundary treatment of a brick wall approximately 2m high the conservatory will not cause any demonstrable overlooking of neighbouring properties. It is considered that due to the scale of the proposed conservatory it will not appear overbearing and will appear subservient to the existing property.

It is therefore recommended that this application be 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 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, LOC1

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.