

A/1/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Proposed 2 storey side extension 25 Lansdowne Way Angmering
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey side extension incorporating extension to chimney to measure approximately (at maximum); 8.2m in height, 3.1m in length, and 7.1m in width
SITE AREA	868 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Boundaries kept by mixture of hedging, close boarded fencing approximately 1m – 1.8m in height <i>and flint wall</i>
SITE CHARACTERISTICS	Two-storey detached property with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	~~Awaiting~~ <i>No objection</i>
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up-Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
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DEVELOPMENT PLAN POLICIES

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 with regard to visual and residential amenity in the locality.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED~~None~~ Noted**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 have no materially adverse effect on either the visual amenities of the locality or residential amenities of neighbouring properties.

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

It is accepted the proposal would impact upon the residential amenities of the neighbouring property to the rear – in particular that a certain amount of overlooking and loss of privacy would result from the proposal onto that property. However given boundary screening, that approximately 41m is retained between the proposal and rear boundary, and existing first floor windows are present in the rear elevation of the existing property, any adverse overlooking, loss of privacy, overbearing, and overshadowing effect resultant from the proposal onto the neighbouring rear property (greater than that currently experienced by that property) is considered minimal.

It is accepted the proposal would impact upon the residential amenities of the neighbouring property to the west – in particular that a certain amount of overbearing effect would result

A/1/07**CONCLUSIONS**

from the proposal onto that property. However given boundary screening, the retention of distances of approximately 1m and greater between the proposal and west boundary, that the roof of the proposal is hipped away from the boundary, and the absence of windows and other openings at first floor in the west elevation of the proposal, any adverse overlooking, loss of privacy, overbearing, and overshadowing effect resultant from the proposal onto the neighbouring property to the west is not considered demonstrable to warrant refusal.

Given boundary screening and the retention of sufficient distance between the proposal and front boundary, any adverse impact resultant from the proposal onto the neighbouring property to the front is considered minimal.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property. Further, since the proposal is visually integrated to the existing property, the proposal is not considered obtrusive in the street scene or to conflict with the established character of the surrounding locality.

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




ANGMERING**A/1/07/**

Proposed 2 storey side extension.

25 Lansdowne Way
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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor and above in the west elevation of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

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

