A/27/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Two storey side extension 60 Chantryfield Road Angmering

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey pitched roof side extension to measure approximately (at maximum); 8.1m in height, 8.5m in length, and 3.3m in width
SITE AREA	285 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None of significance affected
BOUNDARY TREATMENT	Rear and side boundaries kept by hedging and close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Two-storey semi-detached property with lower brown brick and upper brown hanging tiled walls and brown tiled roof
CHARACTER OF LOCALITY	Residential road with various styled detached two-storey/ bungalow properties

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/149/72	To extend existing 6ft high fence as shown on plan	Approved Conditionally 17-11-1972

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	~~Awaited~~ ~~No objections~~
LOCAL GROUPS	None
One letter of representation	I do not have a view other than to say, on your system, I cannot view any of the documents. Is there a problem with your system?

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up-Area Boundary

A/27/06

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
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

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted. The documents are available and can be successfully viewed on Arun District Council Website.

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

Whilst it is accepted the proposal will be prominent in the street scene, given that the proposal is visually subservient to and in keeping with the design and style of the main building, the proposal is not considered obtrusive in the street scene and in keeping with the established character of the locality.

Given boundary screening, retention of approximately 8m between proposal and east boundary and absence of windows or other openings in the east elevation of the proposal (apart from a high-level window that exists to provide light into a bedroom) any adverse

CONCLUSIONS

overlooking, loss of privacy, overshadowing, and overbearing resulting from the proposal onto the neighbouring property to the east is considered minimal.

Given boundary screening and retention of approximately 5m between proposal and rear boundary, any adverse overshadowing and overbearing resulting from the proposal onto the neighbouring rear property is considered minimal.

Whilst it is accepted a certain amount of overlooking would result from the proposed first floor rear bedroom window onto the rear property, given presence of existing first floor rear windows in the existing building which currently overlook the rear property, and retention of approximately 5m between proposal and rear boundary, any adverse overlooking and loss of privacy resulting from the proposal onto the rear property, greater than that currently experienced, 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 by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding rural area.

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

ARUN DISTRICT COUNCIL:A/27/06/ 13/03/2006

ANGMERING A/27/06/

Two storey side extension

60 Chantryfield Road
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).