PLANNING APPLICATION REPORT

REF NO: **A/41/11/**

LOCATION: Clayton
The Avenals
Angmering

PROPOSAL: Single storey side extensions & porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a single-storey extension to the east and west elevations of the existing dwelling and the replacement of an existing porch towards the front of the dwelling.
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/157/10/	Side extension (Resubmission following A/89/10)	Refused 03-02-2011

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

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	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 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/or legislative background.

CONCLUSIONS

single-storey extension to the eastern elevation and new porch were approved under A/62/09. Two subsequent applications, A/89/10 and A/157/10 introduced a two-storey element to the existing dwelling, the first of these was withdrawn whilst the second was refused. It was felt that a two-storey addition to the existing bungalow would not have enjoyed a visually integrated relationship with the original dwelling due to the difference in the design and scale of the two features.

The proposal involves single-storey elements only. Although extensions to the side would significantly increase the footprint of the dwelling and lengthen its frontage, its appearance would remain as that of a detached bungalow dwelling, in common with neighbouring properties, many of which have also been extended to the sides and/or rear. It is therefore considered that the established character and appearance of the surrounding area will be retained.

The proposal is considered to relate sympathetically towards the existing dwelling in terms of design and scale. The maximum height of the extensions does not exceed that of the existing dwelling and, although there is a fairly large increase in floor area, spreading this between two main extensions will ensure that the original dwelling remains the dominant feature and that the extensions will retain visual subservience towards it. The pitched roof design of the proposed extensions will assist visual integration and this is further enhanced by the roofs having matching eaves heights to the existing roof.

With regards to the amenities of neighbouring residents, the single-storey height of the proposed extensions and the fact that they will be stepped in from site boundaries will prevent them from appearing overbearing or from causing unacceptable levels of overshadowing. Further, all new windows will be at ground floor level and any views in the direction of neighbouring properties will be interrupted by existing site boundary treatment.

It is therefore recommended that the application is 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

Location Plan;
Block Plan;
09/512/01;

09/512/06;
09/512/07;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.