

PLANNING APPLICATION REPORT

REF NO: **A/53/11/**

LOCATION: 5 Windmill Close
 Bramley Green
 Angmering

PROPOSAL: Two storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, measuring approximately 3.8m in width x 5.9m in depth x 6.8m in height.
SITE AREA	Approximately 177 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Side and rear of site is enclosed by close board timber fencing approximately 2m in height.
SITE CHARACTERISTICS	Semi detached 2 storey dwelling, red brick elevation at ground floor level and hanging tiles above. Gable slate tiled roof.
CHARACTER OF LOCALITY	Sited within Bramley Green residential estate, characterised by a mix of types and styles of dwellings. Sited at the end of a cul-de-sac. Garage compound to the south of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

1 Letter of objection:

-No objection in terms of design and siting, however concerns raised with regards to access to the site during construction; parking and delivery and storage of materials and plant.

-Sections of Windmill Drive are privately and collectively maintained by properties 1, 3 and 5 Windmill Close along with garages and hard-standing access to the rear of 20, 22 and 24 Rowan Way.

-Rights and restrictions relating to these properties are outlined in detail within the

representations made.

-History of breaches of condition and restrictive covenants by occupants of 5 Windmill Close.

Comments on Representations received:

Comments on Parish Council Response:
Noted.

Comments on other representations:

The comments raised relate to private restrictive covenants and conditions of access. This is not a material planning consideration but a private issue between the relevant land owners.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

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

PLANNING

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

PLANNING

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

The application seeks permission for a 2 storey side extension to the southern elevation of the dwelling, this also includes a small projection beyond the rear elevation of the dwelling. The site lies within the built-up area boundary of Angmering and therefore the development is acceptable in principle.

The addition would be set back from the principal elevation of the dwelling ensuring that it would not appear as a prominent feature within the Windmill Close. The ridge height would be set below that of the host dwelling which together with its overall width and depth means that the extension would appear visually subservient to the host dwelling. The design and use of matching materials will further ensure a visual integration with the host dwelling. The proposal is therefore considered to be acceptable in visual amenity terms.

The extension would be built close to the southern boundary which adjoins an existing garage compound which is accessed from Wayside Road. The proposal, although 2 storeys in height would not result in unacceptable overshadowing or an overbearing affect of neighbouring sites. The 1st floor windows would be similar to that of the existing dwelling which are not considered to give rise to overlooking of neighbouring dwellings.

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

Sheet 1 of 3; Sheet 2 of 3 and Sheet 3 of 3.

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 roof 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 policies DEV19 and GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.