PLANNING APPLICATION REPORT

REF NO: **A/61/11/**

LOCATION: 12 Mill Road
Angmering

PROPOSAL: Rear porch extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension measures 2.775 metres in width by 2.2 metres in depth and 2.12 metres in height. This is a retrospective application.
SITE AREA	Approximately 855 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	The rear of the site is enclosed by approximately 1.8 metre high timber close boarded fencing with additional hedging and shrubbery planted alongside.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling painted render elevation walls and a tiled, gable roof. A full width single-storey extension with a dual hipped roof has been added to the rear. There is a flat roof garage extension on the western elevation of the dwelling. The extension that is subject of this application is attached to this garage extension.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached bungalow dwellings which are set back from the road and arranged in a linear fashion. A number of the dwellings have had extensions made to the rear, including dormer windows.

RELEVANT SITE HISTORY

A/13/07/	Proposed extension/alteration	Approve Cond 21-03-2007
A/85/07/	Proposed extension/alteration following approval A/13/07.	Approve Cond 18-07-2007

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

One letter of objection:

The building work appears to breach the boundary and appears to attach to one of our buildings, making it reliant on the support of our outbuilding. The work would appear to convert our detached residence to link detached. We are concerned that there are laws over boundaries that have not been complied with. There are appeared to be attempts to obscure the works that were being carried out and the work commended without the necessary permissions.

Comments on Representations received:

Noted. It is unlawful rather than illegal to begin works that require planning permission without the necessary consent and planning permission may be sought retrospectively. Any works are undertaken at the owners own risk and, if not granted planning permission, may be subject to enforcement action. Matters relating to structural safety are covered by Building Regulations legislation and do not form a consideration within a planning application whilst boundary disputes are a legal issue rather than associated with the planning process.

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 development is considered to comply with relevant Development Plan policies in that it has no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor does 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 extension is a flat roof structure of a modest height that is positioned to the rear of the existing dwelling and has no visible presence on the street scene. It is therefore not considered that it has brought about a harmful impact upon the character and appearance of the surrounding area.

The modest height of the extension results in it maintaining visual subservience towards the original dwelling. The flat roof design also provides a natural continuation to the flat roof garage and ensures that it is visually integrated with this feature. As such, despite there having been a number of extensions made to the original building, a cluttered appearance to the site has not resulted.

With regards to the amenities of neighbouring residents, the extension is not of an excessive bulk, height or mass and it therefore does not appear overbearing towards neighbouring properties or cause an unacceptable level of overshadowing, despite its proximity to the western site boundary. Additionally, the structure contains no opening other than a door facing to the east and views from this door towards neighbouring property are obstructed by existing site boundary treatment, therefore, it is considered that privacy of neighbouring residents has not been reduced as a result of the extension.

It is therefore recommended that the application is approved, subject to the following conditions.

RECOMMENDATION

APPROVE

1 The development hereby approved relates to the following approved plans:-

11/3823/1;
11/3823/2;
11/3823/3;

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.

2 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 has not caused 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.