

PLANNING APPLICATION REPORT**REF NO:** **A/62/09/****LOCATION:** Clayton
 The Avenals
 Angmering**PROPOSAL:** Side and rear extensions and front porch.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above Rear extension measuring(at maximum) approximately 7.8m in depth, 5.5m in width, and 4.9m in height. Side extension measuring (at maximum) approximately 9.1m in depth, 6.2m in width and 4.6m in height. Front porch measuring (at maximum) approximately 3.1m in width, 1.6m in depth, and 4.1m in height.
SITE AREA	Approximately 0.135 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf brick wall to front. Substantial trees and hedging in excess of 4m in height to the rear. Close boarded fencing to western side boundary, low hedging and mesh fencing to eastern side boundary.
SITE CHARACTERISTICS	The site is a detached single storey bungalow with red brick elevations and a plain tiled half hipped roof. The windows are of white upvc. There is a gravelled drive to front and a detached garage to the east.
CHARACTER OF LOCALITY	The site is located in a small residential cul-de-sac, with predominantly bungalows and chalet style dwellings. There is a grassed area/paddock adjacent to the east.

RELEVANT SITE HISTORY

A/87/59	Bungalow and garage	Approve 22-10-1959
A/39/60	Bungalow	Approve 19-05-1960

A/62/60	Bungalow	Approve Cond 29-07-1960
A/71/60	Resiting of bungalow and erection of 2 garages and screen walls	Approve Cond 12-09-1960

REPRESENTATIONS

Representations received:

Angmering Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

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

This application seeks to construct single storey extensions to the rear, front and side of 'Clayton', the Avenals.

'Clayton' is set in a relatively large plot and therefore it is considered that the proposed additions can be easily accommodated and not result in an over-development of the site.

Both the side and rear extensions would have pitched roofs and brick faced elevations. The roof line of the proposed additions would be slightly lower than the existing, in order to ensure the extensions are integrated with and visually subservient to the existing building. It is therefore considered that by reason of their scale, design and materials, the proposed additions would be in keeping with the existing dwelling, and as such would not have a significant impact on the visual amenities of the locality.

The height of the proposed extensions, and their distance from the boundaries, is such that it is not considered that they would have a significant impact on the residential amenities of the occupiers of neighbouring dwellings by means of being overbearing.

It is noted that the proposed extensions involve the addition of several windows, including a substantial amount of glazing on all sides of the rear extension. However, the location of this glazing at ground floor level, and its distance from neighbouring dwellings, is such that it is not considered to give rise to significant overlooking.

The proposed front porch would have brick faced elevations and a hipped roof, to match that of the existing dwelling.

It is noted that no specific details regarding the materials to be used in the construction of the proposed development have been provided. Therefore it is considered prudent to recommend a condition advising that they match those of the existing dwelling.

It is considered that the proposed development would not have a materially adverse effect on the residential or visual amenities of the locality. Therefore it is 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 materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

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

3 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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 22 and full reasons appear in the Officer report.