

PLANNING APPLICATION REPORT**REF NO:** A/69/08/**LOCATION:** 22 Oakwood Drive
Angmering**PROPOSAL:** Single storey extension between house and garage, partial conversion of garage to form kitchen.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately 5.9 metres in length by 1.2 metres in width and 4.6 metres in height. The roof ridge will be extended by a further approximately 2.3 metres in order for it to join with the pitched roof of the currently adjacent garage.
SITE AREA	Approximately 280 square metres
RESIDENTIAL DEVELOPMENT DENSITY(NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There are young trees to the south of the garage building facing towards Oakwood Drive as well as between the house and the garage.
BOUNDARY TREATMENT	The front of the house is open plan although there is approximately 1 metre high hedging on the southern boundary to the front of the garage building. There is approximately 1.8 metre high timber fencing enclosing the rear of the garden.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which has painted brick elevation walls and a tile surfaced gable roof with brick corbel features. There is a flat roof porch at the front of the property. To the immediate east of the main building is a hipped roof detached garage which has timber elevations with brick pillar corners. The garage building is shared with the neighbouring property.
CHARACTER OF LOCALITY	The site is located on a residential road characterised by two storey dwellings of a mixture of designs, scales and orientations. The street has an open plan appearance with a number of shared detached garages encouraging off street parking.

RELEVANT SITE HISTORY

None

REPRESENTATIONS**Representations received:**

Angmering Parish Council

We object to the design and appearance of the building because of the number of conflicting roof lines and lack of light and ventilation in the kitchen and utility room.

Comments on Representations received:

Noted. The eaves of the roofing over the extension and adjoining the garage will be at the same height as the garage roof creating a uniform appearance. It is accepted that the height of the roof ridge is lower than the garage but this is seen as a positive feature as it helps give the extension a subservient appearance. The provision of light and ventilation within the kitchen and utility room is one of the homeowner's discretion and not a planning issue, nevertheless a certain amount of natural light will be provided by the glazed roof over the link extension.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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
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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

The proposed extension will be positioned to the side of the main building. The southern and northern elevations will face towards Oakwood Drive and Cedar Close respectively and therefore there will be some visual impact upon the street scene. However, it is considered that this impact will be minimal due to the single storey height of the extension as well as its other proportions which are modest. In addition, the extension will not advance any nearer to the public highway than the existing dwelling and will be screened by the approximately 1 metre high hedging on the southern boundary and 1.8 metre high fencing encompassing the rear garden of the site.

It is considered that the proposed extension will relate sympathetically towards the existing building in terms of design and scale. The single storey structure is considered to be of a moderate size, the ridge line of the roof will be lower than that of the main dwelling as well as the detached garage building and it is considered that this will render it visually subservient to the main building. The eaves height of the roof will match that of the detached garage ensuring that the new roof appears integrated. The pitched roof of the extensions will complement the pitched roof of the main building and detached garage. It is considered that the integration of the proposed extension would be further assisted by the imposing of a condition requiring the external materials, other than the glazed roof, to match those used on the existing building. Although the proposed development would introduce some varying roof lines, it would not result in material detriment to the character or appearance of the area.

The single storey extension will be sandwiched between the main building and the detached garage, both of which are taller structures and therefore will have no impact whatsoever on neighbouring properties to the east and west. The northern and southern elevations will face towards neighbouring properties, however there will be no windows that could cause overlooking and distances of some 13 and 17 metres between the nearest neighbouring properties to the south and north respectively will be maintained. It is considered that these distances are adequate to prevent any overshadowing or overbearing impact.

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

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 roof, other than the glazed roof section, of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and 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

STRUCTURE PLAN: LOC1, DEV1

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.