

PLANNING APPLICATION REPORT**REF NO:** A/83/08/**LOCATION:** Forest Leas
22 East Drive
Angmering**PROPOSAL:** Further to approved planning permissions A/181/07 and A/20/08 - double garage extended at rear with master bedroom/dressing room over to include revised gables at north east elevation with dormer at south elevation.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed two storey extension measures approximately 5.4m in width, 8.7m in depth and 6.6m (maximum) in height.
SITE AREA	Approximately 0.19 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly raised from highway.
TREES	Magnolia tree is to be re-located.
BOUNDARY TREATMENT	Front boundary is open with tree. Mixture of walling, hedging and fencing to various boundaries.
SITE CHARACTERISTICS	Detached two storey property with conservatory on west side elevation. The walls have reddish/brown brickwork with brown tiled roof.
CHARACTER OF LOCALITY	Private residential estate comprising detached two storey properties on large plots of various styles and designs.

RELEVANT SITE HISTORY

A/15/90	Erection of porch	Approve Cond 26-02-1990
A/181/07/	Proposed east extension & modifications to north & south gables & dormer windows	Approve Cond 08-01-2008
A/20/08/	Proposed double garage with pitched tiled roof, incorporating a laundry room	Approve Cond 27-03-2008
A/22/05/T	Fell 10 Trees (Elm and Fir)	Refused 19-05-2005
A/2/57	Outline application development of bungalows and houses	Approve Cond 05-02-1957

A/44/49	Layout	Withdrawn 02-11-1949
A/54/62	House and garage	Approve 05-10-1962

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Outside Built Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2 CH1 DEV1	The Countryside Character High Quality Development
Arun District Local Plan:	GEN3 GEN7 DEV19	Protection of the Countryside The Form of New Development Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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 detached property is set back from the front of the site by approximately 20m and at the time of the officer's visit the double garage and side extension were being constructed.

The proposal seeks to construct a two storey extension on the eastern side that will create a double garage with laundry room on the ground floor with a bedroom/dressing room above. This is a revision to the previously approved application A/20/08 which was for a single storey garage/laundry room. The proposed extension with front dormer will be located in the same position as the previous approval but will be approximately 0.3m wider, to a height of 6.6m which is lower than the existing building and will be sited approximately 0.9m from the eastern side boundary with No 20.

The immediate property to the east No 20 has previously been extended with a two storey extension that is sited within 1m on the western side boundary with No 22. There are no windows on the side elevation of No 20 and the proposed extension has no windows in the side elevation which can be controlled by a condition.

The extension is visually subservient to the existing property, would not be obtrusive in the street scene, nor would it be out of character with the surrounding residential area.

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 materials and finishes of the external walls and roof of the garage 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in the east elevation of the garage extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No 22 East Drive as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 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: LOC2, DEV1

LOCAL PLAN: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.