

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BE/10/14/

LOCATION: 38 Winston Crescent
Bersted

PROPOSAL: Convert existing garage and walkway to a bedroom and bathroom, extend existing pitched roof over both areas replacing the flat roof. Extend front of garage to the front of the bungalow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed side extension measures 3.99m in width, 6.35m in depth and a height of 4.65m and will be in place of an existing detached garage.
SITE AREA	Approximately 399 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Wholly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front wall has dwarf wall + hedging approximately 1.8m in height, west side boundary has dwarf wall + hedging 1.8m in height, rear has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with detached side garage located on corner plot.
CHARACTER OF LOCALITY	Wholly residential area comprising detached and semi-detached bungalows. Public open space to the west.

RELEVANT SITE HISTORY

No comments

REPRESENTATIONS

Representations received:

Bersted Parish Council

- no objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

- Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN2](#)
[GEN7](#)
[DEV19](#)

[Publication Version of the Local Plan -
Excluding the Spatial Portrait, Employment,
Housing Allocations, Transport, Monitoring and
Implementation sections \(February 2014\):](#)

Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings

D DM1 Aspects of Form and Quality
D DM4 Extensions & Alterations to Existing
Buildings
D SP1 Design
SD SP2 Built -Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan will be considered for publication at a later meeting of Full Council and the whole Local Plan will undergo a formal public consultation once the remaining chapters have been published (with subsequent examination and adoption). The weight given to the published policies can be significant if the policies do not have unresolved objections and are consistent with the NPPF. The published chapters are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 bungalow is sited on a corner plot and has a single storey flat roof extension on the rear.

The single storey extension will be sited adjacent to the property incorporating an existing detached garage. At the closest point the proposed extension will measure approximately 4m from the front boundary. The proposed development will extend the garage forward to match the building line established by the host dwelling, and will largely occupy the footprint of the existing detached garage. The flat roof of the garage will be replaced by a pitched roof to match the host dwelling.

The proposal will maintain an adequate distance to the neighbouring property to the rear (No 40). It is not considered that the extension would detrimentally harm the occupiers by way of harmful overshadowing, overlooking or loss of privacy.

The extension is considered to be visually subservient to the main dwelling, would not be obtrusive in the street scene or out of character and appearance with the surrounding residential area.

It is therefore recommended to approve the application, 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:

Existing Plan View

Existing Elevations
Proposed Layout
Proposed Elevations

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 building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.