

PLANNING APPLICATION REPORT**REF NO:** BE/75/11/**LOCATION:** 5 Renoir Court
Bersted**PROPOSAL:** Single storey extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The single storey extension measures approximately 8.4m in width, 4.2m in depth and 2.9m in height (with lantern roof light 3.5m in height).
SITE AREA	Approximately 280 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf wall, rear and sides close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with single storey extension on the rear. The property has yellow brickwork, front elevation has smooth rendered walls painted white, concrete tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising detached and semi-detached bungalows of similar style and design.

RELEVANT SITE HISTORY

PAA/15/11/	Remove existing lean to and replace with single storey extension to rear to create bedroom.	Pre-app Issued 21-02-2011
BE/41/72	Car port	Refused 30-08-1972

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:

Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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

The semi-detached property has an existing single storey extension on the rear and the application seeks to demolish this structure and replace with an extension that will be the whole width of the existing dwelling with a lantern roof light on the top.

The existing single storey extension has a rear projection of 4m and the proposed extension will have a rear projection of 4.2m and will extend along the whole width of the property. There is a lantern roof light proposed on the western side of the extension which has a maximum height of 3.5m. It is appreciated that due to the presence of a window on the neighbouring property No 3,

the proposed extension would conflict with the 45 degree rule adopted by the Council as a consideration in determining planning applications. However, it is considered that due to the presence of an existing extension and the absence of windows on the west side elevation of the proposed extension it is not considered that the proposal would have an overbearing impact or cause harmful overshadowing on the adjacent property No 3. Furthermore, the presence of a 1.8m fence on the boundary between the properties is considered to prevent any adverse overlooking.

The proposal is considered to be visually subservient to the main dwelling, would not be obtrusive in the street scene, due to its rear location, nor would it harm the established character and appearance of 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: Site 1:1250, Block 1:500, Floor 1:50, Elevations 1:100 Sheet 1 of 2, Roof Plan Sheet 2 of 2 received on 27th May 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls 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 policy GEN7 of the Arun District Local Plan.

- 4 **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 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 31 and full reasons appear in the Officer report.