

PLANNING APPLICATION REPORT

REF NO: CM/36/09/

LOCATION: 28 Appletree Walk
Climping

PROPOSAL: Proposed single storey rear extension and chimney.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension would measure approximately 4.1m x 4.9m x 3.7m high. The chimney would measure approximately 900m x 500mm x 8.5m high.
SITE AREA	Approximately 361 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear east and west boundaries formed of approximately 2m high timber fencing. Rear boundary, approximately 1.4m high timber fencing.
SITE CHARACTERISTICS	Detached 2 storey property, red brick elevations, hanging tiles at 1st floor level. Gable pantiled roof, integral garage and half pitch to front elevation. Timber lean-to structure on west elevation.
CHARACTER OF LOCALITY	Sited within a residential area at the end of a cul-de-sac. Characterised by 2 storey detached properties. open farmland to the south of the site. No.22, 23, 25 and 26 all have existing conservatories to rear elevation of a similar or increased scale.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Climping Parish Council

No objection.

Comments on Representations received:

Parish Council: Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3	Protection of the Countryside
	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

The proposal seeks permission for a single storey rear extension which will not be viewed from the street scene and therefore will not impact upon the character and appearance of the surrounding residential area. However it would include a chimney on the east elevation which will be viewed within the street scene. Given the design and scale of the chimney it is not considered to impact upon the character of the existing dwelling nor the surrounding residential area.

The proposed rear is to be approximately 3.7m high and would maintain a distance of approximately 1m from the west boundary adjoining No.29 which is formed of approximately 2m high timber fencing. These distances coupled with the scale of the addition are considered to be

acceptable as to mitigate any unacceptable loss of amenity to the adjoining property by way of overbearing affect or loss of light. The fenestration proposed are at ground floor level, therefore any views of the neighbouring amenity would be screened by the existing boundary treatment.

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

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

- 3 This permission relates to the following approved 1:1250 Plan; drawing No. 2008/04/02; and 2008/04/01.

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.

- 4 **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: GEN3, 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.