PLANNING APPLICATION REPORT

REF NO: **CM/8/09/**

LOCATION: 2 Atherington Cottages
Climping Street
Climping

PROPOSAL: Extension to provide kitchen, dining room, bathroom, bedroom and garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The 2 storey extension is to extend approximately 11.6m from the rear of the property and is approximately 6.8m high.
SITE AREA	Approximately 1484 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Many trees within the site, none to be affected by the proposed development.
BOUNDARY TREATMENT	Intermittent hedging and flint wall approximately 1.2m high enclosing the site.
SITE CHARACTERISTICS	The site is occupied by a semi detached 2 storey property. Substantial grounds surrounding the site. Flint elevations and red brick quoins. Hipped red tiled roof. Flat roof garage to the rear.
CHARACTER OF LOCALITY	The site is located within a residential area. Neighbouring residential properties to the east of the site. Mix of different types and styles of properties. Open fields to the north of the site, foreshore

RELEVANT SITE HISTORY

CM/5/01/	Additions to living accommodation	Refused 20-06-2001
CM/15/08/	Extend existing cottages to provide additional living space	Approve Cond 06-08-2008
CM/17/80	Garage and porch	Approve Cond 04-06-1980

REPRESENTATIONS

Representations received:
Climping Parish Council
No objection
Comments on Representations received:
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 or legislative background.

CONCLUSIONS

Principle
The proposed application is for a 2 storey extension to the rear of the property. The site is

screened from the the highway to the west of the site by mature trees and hedging, therefore the proposal is considered not to impact upon the character and appearance of the surrounding area.

Residential amenity
The proposed extension is to maintain a distance of approximately 3m at a minimum from the adjoining boundary of No.1 Atherington Cottage with the further section of the addition extending away from the boundary. The orientation of the extension and the distance from the adjoining boundary is considered to minimise unacceptable loss of amenity to the neighbouring property No.1 by way of the overbearing affect or loss of light. It is noted that there has been a previous approval (CM/15/08) for extensions to the rear of No.1 and No.2 Atherington Cottages which are of a similar size.

The proposed 1st floor windows on the west elevation are to allow light onto the landing are some 3m from the boundary and face directly towards the rear garden of No.1 Atherington Cottage. These windows would result in overlooking of the neighbouring garden. It is thereby considered prudent to attach a condition requiring these windows to be obscure glazed and fixed to be permenantly non opening to prevent direct overlooking. The window within the western elevation of the bedroom will face towards the rear garden of the site and is to be some 14m from the boundary, which is considered an acceptable distance to mitigate unacceptable overlooking of the neighbouring garden.

Visual Amenity
The proposed addition is a large 2 storey extension but given its position and design it is considered to appear visually subservient to host dwelling. The link section of the extension is to be approximately 0.7m below the ridge height of the main building and the hipped roof section is to be approximately 0.3m below that. The visual integration of the addition is further enhanced through the use of matching materials.

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 first floor windows on the west elevation serving the corridor and cupboard area of the extension hereby permitted, shall at all times be glazed with obscured glass fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 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

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.