APPLICATION REF: EG/101/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Kitchen extension, Toad Hall, Fontwell Avenue, Eastergate.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed kitchen extension will measure approximately 4.7m in length, 4.7m in depth and 3.8m (maximum) in height.
SITE AREA	Approximately 0.10 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary has hedging approximately 2.5m in height. Rear east boundary has close boarded fencing approximately 1.8m in height, rear north side boundary has hedging approximately 1.5m-1.8m in height, rear south side boundary has close boarded fencing + hedging approximately 2m-2.5m in height.
SITE CHARACTERISTICS	Detached bungalow with attached garage and gravel driveway, conservatory on rear elevation. Property has previously been extended. Wooden shed and log store in rear garden. The walls have red/brown brickwork, white PVCu windows and a brown tiled roof.
CHARACTER OF LOCALITY	Main A29. Residential with detached and semi-detached properties of various styles and designs. Eastergate Pumping Station to west of site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/86/83	Demolition of existing bungalow and construction of 3 bedroom bungalow.	Approved/Conditionally 10-08-1983.
EG/33/88	Extension to side.	Approved/Conditionally 18-04-1988.
EG/40/91	Conservatory	Approved/Conditionally 01-07-1991.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary A Road Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1
Arun District Local Plan : GEN3, GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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 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.

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CONCLUSIONS

The existing conservatory on the rear elevation is to be demolished and the proposed kitchen extension will be sited on the same footprint as the existing structure and will be marginally larger in depth and width by approximately 300mm and 400mm higher.

The neighbouring boundaries to the north and south are approximately 10m from the proposal and the rear boundary approximately 18m away. With adequate boundary screening to all sides it is not considered that the proposal would detrimentally impact upon any neighbouring property by way of overbearing affect, overshadowing, loss of privacy or overlooking.

Due to its rear location the proposal will not be visible in the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following conditions.

EASTERGATE EG/101/06/

Kitchen extension

Toad Hall
Fontwell Avenue
Eastergate

RECOMMENDATION

Approve Conditions

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 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.