PLANNING APPLICATION REPORT

REF NO: **EG/11/08/**

LOCATION: Heberbury
Church Lane
Eastergate

PROPOSAL: Single storey extension to create granny annexe

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension measures approximately 3.2m in length, 5.75m in depth and 4.8m (maximum) in height.
SITE AREA	Approximately 675 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.2m in height, west side boundary has hedging approximately 2m-2.5m in height, east side boundary dwarf wall + hedging. Rear boundary has hedging approximately 2.5m in height, west side boundary close boarded fencing approximately 1.8m in height, east side boundary hedging approximately 2.5m in height.
SITE CHARACTERISTICS	Detached chalet style property that has previously had a loft conversion, extension on the rear, driveway and detached garage on east side boundary, Wooden summer house in rear garden. The walls have reddish brown brickwork, brown tiled roof with brown window frames.
CHARACTER OF LOCALITY	Residential with a mixture of detached one, one and a half and two storey properties of various styles and designs.

RELEVANT SITE HISTORY

Reference	Description	Decision

EG/65/86	Extension to living room and kitchen and new bedroom of existing house new detached garage	Approve Cond 18-08-1986

REPRESENTATIONS

Representations received:

Eastergate Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 chalet style property is set back from the front boundary by approximately 8m and has previously been extended with a loft conversion and extension on the rear. The application seeks to construct a pitched roof single storey extension to the front on the west side elevation of the property creating a granny annexe for a dependant relative. The proposed extension is set back from the front of the building by approximately 800mm and approximately 1m from the western side boundary with the neighbouring property 'Laburnumns'.

The extension is of an acceptable size, design and style and the roof height is lower than the existing structure and visually subservient to the existing property. The neighbouring property 'Laburnums' is approximately 4m away and has a flat roof porch extension on the eastern side elevation that fronts the proposal. With hedging approximately 2.5m along this western boundary and the absence of windows on the western side elevation of the extension it is not considered that the proposal would detrimentally harm the occupiers of this property by way of overbearing effect, overshadowing,loss of privacy or overlooking.

Taking the above factors into account it is not considered that the proposal would detrimentally harm any neighbouring properties by way of overbearing effect, overshadowing, loss of privacy or overlooking.

The proposal will not be obtrusive 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.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 No windows shall be constructed in the west side elevation of the extension hereby permitted which adjoins the side boundary with 'Laburnums' without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and 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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, 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.