

PLANNING APPLICATION REPORT**REF NO:** EG/12/11/**LOCATION:** La Casita
Church Lane
Eastergate**PROPOSAL:** Single storey extension to enlarge existing bedroom and form en-suite shower room**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed front extension measures approximately 5.1m in width, 2.3m in depth and 4.8m (maximum) in height.
SITE AREA	Approximately 707 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly uphill from road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf brick wall + hedging approximately 1.8m in height with wrought iron entrance gates, north side boundary close boarded fencing approximately 1.8m in height, south side boundary hedging approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with integral garage and concrete driveway. The property has red brickwork, red tiled roof with white window frames.
CHARACTER OF LOCALITY	

RELEVANT SITE HISTORY

EG/18/59	Bungalow and garage	Approve Cond 19-08-1959
EG/5/60	Bungalow and garage	Approve Cond 20-04-1960
EG/5/60/A	Amendments to approved bungalow	Approve 07-02-1962
EG/17/78	Convert integral garage into living room and extension for bedroom and dining area	Approve Cond 08-03-1978

EG/74/78	New porch	Approve Cond 16-08-1978
EG/89/82	Alterations and extension to dwelling	Approve Cond 01-09-1982

REPRESENTATIONS

Representations received:

Eastergate Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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
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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 detached bungalow is sited approximately 16m from the front boundary. The application seeks to construct a pitched roof extension on the front northern side of the dwelling adjacent to the existing bedroom to create a larger bedroom.

The proposed front extension will be approximately 5.1m in width, 2.3m in depth and 4.8m in height which will be no higher than the existing roof height. The neighbouring property to the south Notre Choix is sited approximately 8m away and the proposal has a small window on the south side elevation of the extension. With adequate distance to this property it is not considered that the window would create any harmful overlooking or loss of privacy. The immediate property to the north Suttons is sited approximately 3m away. Due to its single storey height and the absence of windows on the north side elevation of the extension it is not considered that the proposal would create an overbearing affect or harmful overshadowing to the occupiers of this property.

The extension is considered to be visually subservient to the main dwelling and although the extension will be readily visible in the street scene, it is not considered to be of an obtrusive nature, 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 Drg No 10130/1, Floor/Elevations/Roof Drg No 10130/3 received on 24th February 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 **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.