Recommendation Report for Planning Permission

REF NO: **EG/18/11/**

LOCATION: 1 Wandleys Drive
Eastergate

PROPOSAL: Loft conversion including replacement roof & other minor alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 8m in width, depth of 13.1m with an overall height of 6.5m. The false pitched roof to the existing utility and garage measures approximately 7.2m in width, depth of 1.4m with a height of 1.2m.
SITE AREA	Approximately 648 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has shrubs/hedging approximately 2m in height, rear has wall approximately 1.8m in height then elevation of property.
SITE CHARACTERISTICS	Detached bungalow with attached garage, conservatory on side, paved driveway. Wooden shed in garden. The property has reddish/brown brickwork, wooden cladding on upper level, white window frames with a concrete tiled roof.
CHARACTER OF LOCALITY	Residential with semi-detached and detached bungalows of similar style and design. Wandleys Place which is a two storey property to west of site.

RELEVANT SITE HISTORY

EG/77/08/	First floor extension	Refused 11-02-2009 *Appealed* **Appeal:** **Allowed+Conditions** **09 11 2009**

EG/10/64/E	Dwelling and garage	ApproveConditionally 14-01-1965

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:

Outside Built Up Area
Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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 application seeks to increase the height of the existing roof to create additional accommodation comprising two bedrooms with en-suite facilities with the provision of a new false pitched roof to replace the existing flat roof over the existing garage and utility room. A previous application for a first floor extension EG/77/08 which was refused on 21/11/08 by reason of its size, bulk and visual prominence was allowed on appeal. The Inspector ruled that the first floor extension would be in keeping with the existing house and area and would not be harmful to or visually imposing in the street scene.

The provision of a pitched roof over the garage and utility room is a significant improvement on the existing flat roof which would greatly improve the character and appearance of the property. The proposed first floor extension increases the height of the existing roof from 4.2m to 6.5m with a window on the east & west elevation which will serve the bedrooms. There are also two roof lights on the front south elevation which serve the en-suite and a roof light on the north elevation which serves a landing. If approved, a condition will be imposed that the roof lights serving the en-suite will be conditioned to be obscure glazed. The neighbouring property to the west Wandleys Place which is a two storey dwelling is sited approximately 10m away and the two storey element will be sited approximately 6m away from the neighbouring bungalow to the north No 2. It is not considered that the windows and roof lights would cause any harmful overlooking or loss of privacy to the occupiers of these properties.

Although the roof would have a steeper pitch it is not considered to be out of proportion with the existing dwelling in terms of size and bulk. Taking this into account it is not considered that the extension would detrimentally harm any neighbouring property by way of overbearing affect, excessive overshadowing, harmful overlooking or loss of privacy.

The proposal is not considered to be out of character and appearance with the surrounding residential area and 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 Drg No 1104/05, Floor 1:50, Ground & First Floor 1:50, Section 1:100 Drg No 1104/03, Block 1:500, Roof 1:50 Drg No 1104/04 received on 13th April 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 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.

4 The en-suite roof lights on the south elevation of the extension shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.