

EG/39/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/	- First floor extension.
ADDRESS	13 Hall Cottage, Barnham Road, Eastergate.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed two storey rear extension measuring; 6m in width, 3.45m in depth and 7.7m in height.
SITE AREA	0.517 hectares approximately.
TOPOGRAPHY	Predominantly flat – site is raised up approximately 0.5m above the height of the street.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	The front boundary is kept by 1.2m high close boarded fencing to the front and the rear north west boundary is kept by 2m high hedging and the rear south west boundary by 2m high close boarded fencing.
SITE CHARACTERISTICS	Two storey chalet style property with cream pebble dash render, pitched roof with red tiles, in addition the property has a flat roof rear extension, a rear dormer, poly tunnel and summer house within the rear garden.
CHARACTER OF LOCALITY	Predominantly residential area, on a main road, the site is within a group of mixed style properties predominantly chalet style semi detached and detached properties set back from the street. The adjoining property has a very similar rear extension to that which is proposed.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/35/01	Front dormer.	Approved conditionally 08-08-2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
LOCAL GROUPS	None
One letter of objection	Out of keeping with the next door neighbour. Pitched roof would be much higher than existing. Loss of light to neighbour's landing window at rear.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	Awaited
Southern Water	Awaited

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Area of Special Character Special Consultation Area – Barnham Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : AREA1, 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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

The proposed extension is not considered to be out of keeping with next door as it of a very similar design to that which is proposed. The application is to be considered at Development Control Committee because it is contrary to policy as it is not visually subservient however it is considered acceptable in planning terms. Any loss of light to the neighbouring properties window referred to is not considered likely to cause demonstrable harm due to the small scale of the window and it's siting on the north elevation of the property.
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to conflict with relevant Development Plan policies as it is

EG/39/07**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

not considered to be visually subservient to the existing property.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background namely that in this instance considered to be acceptable in planning terms. It is unlikely to have a materially adverse affect on the character of the street as the existing development along Barnham Road is of varying design and scale properties. Further, the height of the property is to be increased by only approximately 1.2m which will mimic that of the adjoining property. This coupled with the distances between the side boundaries and neighbouring properties the proposal is unlikely to cause demonstrable harm to the residential amenities of any neighbouring property by way of overshadowing or overbearing affect.

CONCLUSIONS

The site is situated within a predominantly residential area; on a main road within a group of mixed style properties predominantly chalet style semi detached and detached dwellings set back from the street. The proposal seeks planning permission for a two storey rear extension over an existing single storey rear extension.

The proposal is very similar to that which exists to the rear of the adjoining property and although it is not considered to be visually subservient and therefore contrary to Local Plan Policy DEV19 criterion (i) it is considered to be acceptable in planning terms.

The proposed extension is considered to be of an acceptable design and scale in relation to the main and adjoining dwelling. The ridge of the extension will appear approximately 1.2m above the maximum height of the original roof which will appear very similar to that of number 12, the adjoining property where the existing rear extension protrudes approximately 1m above the original roof height.

Some overshadowing may occur as a result of this proposal however due to the orientation of the property, the siting of the extension to the north side of the property and the distances to neighbouring properties it is not considered that the proposal would cause demonstrable harm through overshadowing or cause and overbearing affect.

The elevations of the extension are to be constructed in a mix of brick and pebble dash render; the render will match that of the main dwelling and the brick to match the existing facing brick on the property. The brick work will appear similar to the adjoining neighbour's extension which is also constructed with facing brick.

The use of materials to match those existing on the property and the design of the extension mimicking that of the adjoining property is considered to aid the proposals visual integration with the property and encourages it to sympathetically relate.

The proposed development is not considered likely to cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene as it will balance the existing semi detached dwelling, nor would it conflict with the established character of the property or the surrounding Area of Special Character.

EG/39/07**CONCLUSIONS**

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

ASTERGATE

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First floor extension.13 Hall Cottages
Barnham Road
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.

- 3 No windows (other than those shown on the plans hereby approved) shall be constructed at first storey level in the south east elevation of the extension hereby permitted which adjoins the side boundary with 14 Hall Cottages, Barnham Road 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.

4 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that the extension is not visually subservient to the main dwelling, there are material considerations which indicate that it can be granted. These material considerations are, that in this instance the extension is unlikely to have a materially adverse affect on the character of the street as the existing development along Barnahm Road is of varying design and scale properties. Further, the height of the property is to be increased by only approximately 1.2m which will mimic that of the adjoining property. This coupled with the distances between the side boundaries and neighbouring properties the proposal is unlikely to cause demonstrable harm to the residential amenities of any neighbouring property by way of overshadowing or overbearing affect.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC1, CH1

LOCAL PLAN: DEV19, AREA1

NATIONAL POLICIES: PPS1

This paragraph is to comply with Article 22 General Development Procedure Order 1995

REPORT UPDATE

Application No :	EG/39/07
Agenda Page No :	P108 - 114
Reason for the Update: • Two additional consultation responses received from Southern Water and the Environment Agency: No comments were made by either. • Site is not within AREA1 – Area of Special Character it is within Special Consultation Area – Barnham which refers to flooding issues. Additional letter of objection received: • Proposed extension would severely reduce the level of light through our landing and downstairs cloak room. The proposed parapet wall would be higher than the landing window and within 4 inches of the side of the windows. The landing window is the only source of natural light for the main stairs on the first floor. Loss of views and loss of light is a safety issue – resulting in reduction in property value. Cloakroom window is not on the plans.	
Officer Comment : • Reference to AREA1 has been removed from the informative on the recommendation sheet. • With reference to letter of objection - Loss of light to the neighbouring properties windows is not considered likely to cause demonstrable harm due to the small scale of the windows and their siting on the north elevation of the property. Further, the windows serving a cloakroom and landing are not considered to be primary windows. There is no right to a view in planning terms. Affect on property value is not a material planning consideration.	
* Delete as appropriate Notes : Changes to recommendations, conditions and/or reasons for refusal will always be accompanied by a new replacement recommendation sheet.	

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