

PLANNING APPLICATION REPORT**REF NO:** EG/40/08/**LOCATION:** Mayscroft
Church Lane
Eastergate**PROPOSAL:** Proposed rear conservatory.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposed rear L shaped conservatory measuring 6.284 metres deep 9.3 metres wide and 3.508 metres high.
SITE AREA	Approximately 0.0766 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8 metre high close boarded fencing.
SITE CHARACTERISTICS	Detached bungalow formed of brick walls and a red tiled ridged roof.
CHARACTER OF LOCALITY	Residential area consisting predominantly of similar detached bungalow properties. Agricultural land to the rear.

RELEVANT SITE HISTORY

EG/108/04/	Amendments to consent no. EG/83/04 to provide ventilations and natural light to stair/bathrooms & bedroom.	Approve Cond 10-12-2004
EG/20/05/	Amendment to original consent ref: EG/83/04. Delete detached double garage. Add attached single garage	Approve Cond 14-04-2005
EG/83/04/	Reconstruction of roof to provide new first floor, rear two storey extension and new garage on site of former garage	Approve Cond 20-10-2004

REPRESENTATIONS**Representations received:**
Eastergate Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

Outside built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	GEN3	Protection of the Countryside

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

This proposal relates to the construction of an L shaped conservatory to the rear of the premises. The extension retains the boundary distances between Mays Cottage and the neighbouring properties, in addition the site is afforded an acceptable level of boundary screening.

It is considered that this proposal would appear visually integrated and subservient to the recipient property and would also not be obtrusive in the context of the street scene and nor would it conflict with the established character of the surrounding residential area.

Therefore having taken all of the above factors into consideration and taking account the orientation of immediately neighbouring properties it is not considered that this proposal would detrimentally impact upon the residential amenities of any neighbouring property by way of an excessive overshadowing or overbearing effect nor would it give rise to unacceptable overlooking or loss of privacy by reason of the single storey nature of the extension and the level of boundary screening.

It is therefore recommended that the application should be approved subject to the conditions set out below.

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 materials and finishes of the external walls of the building 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 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: DEV1,LOC1

LOCAL PLAN: GEN3,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.