APPLICATION REF: EG/41/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	White PVCu conservatory and sun lounge to rear, 21 Downview Road, Eastergate.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory will measure approximately 3.6m in length, 3.6m in depth and will be 3.6m (maximum) in height. The proposed sun lounge will measure approximately 2.6m in length, 1.8m in depth and 2.7m (maximum) in height.
SITE AREA	Approximately 450 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary has picket type wooden fencing approximately 1m in height. Rear boundary has hedging approximately 3m in height, side north boundary has close boarded fencing approximately 1.5m in height, side south boundary has close boarded fencing + hedging approximately 3m in height.
SITE CHARACTERISTICS	Detached chalet type property with attached garage on south side, dormer window and single storey extension on south side. Wooden shed and greenhouse in rear garden. The walls have brown brickwork, white PVCu windows with a red tiled roof.
CHARACTER OF LOCALITY	Residential area with predominantly detached two storey and semi-detached properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/52/67	Garage alterations and drainage.	Permitted Development 19-09-1967.
EG/36/02	Single storey kitchen extension. New first floor bathroom including new dormer.	Approved/Conditionally 24-09-2002.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

APPLICATION REF: EG/41/07

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	The Agency has assessed this application as having a low environmental risk and therefore we have no objection.
Southern Water Authority	No comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary PDR – Condition 2 on EG/36/02 relating to obscure glazing on dormer window.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, 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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in

APPLICATION REF: EG/41/07

cordance with the Development Plan and/or legislative background.

CONCLUSIONS

The majority of properties in the immediate vicinity have single storey extensions of various styles and designs. The proposed conservatory will be sited on the rear west elevation of the building and it is considered that the conservatory is of an acceptable size, design and style. The nearest neighbouring property to the north No 22 is approximately 4m from the proposal and this property has no windows on the south side elevation that front the proposal. Due to the orientation of this property and the single storey height of the conservatory it will not be readily visible from the south side elevation of No 22.

The sun lounge extension is of a minimal size and height and will be positioned on the rear west elevation of the building abutting the kitchen extension and will not project any further into the rear garden than the existing structure. The neighbouring boundary to the south No 20 is approximately 1m from the proposal but due to its single storey height and its position behind the existing structure it is not considered that the sun lounge will be visible above this structure from the neighbouring boundary No 20.

With adequate boundary screening surrounding the site it is not considered that the extensions would detrimentally harm any neigbouring properties by way of overbearing effect, overshadowing, loss of privacy or overlooking.

Furthermore, the proposed extensions are visually subservient to the main building, would not be visible in the street scene, nor would they conflict with the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following condition.

RECOMMENDATION EG/41/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: EG/41/07/

1 **To Addressee**

2 **Site Address**

21 Downview Road
Barnham

3 **Description of Development**

White PVCu conservatory and sun lounge to rear.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external plinth wall of the proposed conservatory 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.

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

LOCAL PLAN: 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.

Case Officer: Mrs J Chapman