PLANNING APPLICATION REPORT

REF NO: EG/45/08/

LOCATION: Crantock
Fontwell Avenue
Eastergate

PROPOSAL: Proposed new rear dormer and velux windows

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Flat roof rear dormer to measure (at maximum) approximately; 2.3m in height, 3.8m in length, and 3m in width
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Site is raised from road frontage
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mix of fencing style, reinforced by shrubs approximately 1.8 - 2m in height
SITE CHARACTERISTICS	Detached bungalow with tiled roof and brick walls
CHARACTER OF LOCALITY	Rural. Near to road junction with memorial. Small holdings opposite site across Fontwell Avenue.

RELEVANT SITE HISTORY

EG/8/89	Demolition of existing wood- store and car shelter and re- build 1 meter away.	Approve Cond 27-02-1989
EG/7/52	Extension to kitchen and screen	Permit'd Devel
EG/8/71	Extension	Approve 31-03-1971

REPRESENTATIONS

Representations received:
Eastergate Parish Council
None
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
Class A Road

DEVELOPMENT PLAN POLICIES

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

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 and residential amenities of the locality or its character.

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

Sufficient distance is retained between the dormers and neighbouring properties to avoid direct adverse overlooking and loss of privacy, and also overbearing and overshadowing effect onto neighbours. The dormers are reasonably integrated to the existing property in visual terms. It is therefore recommended that the planning application be approved, 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 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: LOC1, 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.

report

SMMP