

EG/4/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Raise flat roof area to form ridge line Decoy Cottage Church Lane Eastergate
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Extension to ridge height of dormer and main dwelling roofs to measure (at maximum) approximately; 0.7m in height, 1.9m in width, and 8.6m in length.
SITE AREA	540 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Rear boundary kept by conifer hedging approximately 2m in height. Side boundaries kept by close boarded fencing approximately 1.8m in height
SITE CHARACTERISTICS	Detached bungalow with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with bungalows of similar design and style

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/49/86	Extension at rear of existing bungalow to provide new bedroom	Approved Conditionally 23-06-1986
EG/84/05	Ground floor, garage and roof extension	Approved Conditionally 31-10-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, DEV1
Arun District Local Plan: GEN3, GEN7, DEV19

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.

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 either the visual amenities of the locality or residential amenities of adjoining properties.

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

Given boundary screening and retention of distances greater than 1m between the proposal and boundaries, any adverse impact resulting from the proposal onto neighbouring properties is considered minimal.

EG/4/06**CONCLUSIONS**

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, loss of privacy, and unacceptable overlooking.

Further the proposal is not considered to be obtrusive in the street scene, and not conflict with the established character of the residential area.

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



EASTERGATE

EG/4/06/

Raise flat roof area to form ridge line

Decoy Cottage
Church Lane
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).

