

PLANNING APPLICATION REPORT**REF NO:** EG/60/10/**LOCATION:** 80 Elm Grove
Barnham**PROPOSAL:** Extension & alterations.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 250 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8m high supplemented by hedging.
SITE CHARACTERISTICS	The site is a two storey terraced dwelling of a traditional style, with yellow brick coloured elevations with red brick quoins. The roof is pitched and of slate. The windows are white painted timber framed sash.
CHARACTER OF LOCALITY	The site is located amongst a group of terraces of properties of a similar style. The wider locality is of mixed design, and there is a primary school in close proximity to the site.

RELEVANT SITE HISTORY

EG/36/70	Garage	Approve 19-08-1970
EG/18/76	Alterations to form 2 No dwellings from one existing unit	Approve Cond 14-04-1976
EG/48/73	Alterations and addition	Permit'd Devel

REPRESENTATIONS**Representations received:**
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

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 application seeks planning permission for the construction of a single storey extension to the rear of 80 Elm Grove.

The proposed extension would be L shaped, measuring approximately 4.6m in width at maximum. The extension would project from the existing dining room by approximately 2.8m, and approximately 2.6m from the existing kitchen. The extension would reach a maximum height of approximately 4.2m.

The extension is to have a pitched and monopitched slated roof. It is therefore considered that the proposed extension, by reason of its scale, form and design, would be in keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality. Indeed, the siting of the proposed development to the rear of the property is such that it would not be visible from the street scene.

It is appreciated that the proposed extension would conflict with the 45 degree rule adopted by the Council as a tool in assessing the impact of extensions on neighbouring properties. However, the projection of the proposed extension from the original rear walls of the dwelling is such that it falls within the remit of permitted development. It is only due to the maximum height of the extension that planning permission is required.

The singles storey nature of the proposed development, combined with its relatively modest projection, is such that it is not considered to have a significant impact on the residential amenities of the occupiers of neighbouring dwellings by means of being overbearing or by giving rise to overlooking.

It is therefore recommended that the 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 This permission relates to the following approved plans; drawing no.9 received 31st August 2010, and drawing no's 2a, 3a, 5a and 7, received 26th October 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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 policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.