

PLANNING APPLICATION REPORT

REF NO: EP/111/09/

LOCATION: 3 Fairlands
East Preston

PROPOSAL: Demolition of existing single garage, construction of two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension will measure approximately 10.6m x 3.3m x 7.8m high.
SITE AREA	Approximately 263 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Stepped up from the highway.3
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf brick wall and hedging to the front of the site. Rear of the site is enclosed by 1.8m high wooden fencing and hedging on the rear boundary.
SITE CHARACTERISTICS	Semi detached 2 storey property. Red brick and UPVC clad elevations, gable red tiled roof. Detached flat roof garage attached to neighbouring garage.
CHARACTER OF LOCALITY	The site is located within a residential area. Predominantly characterised by terraced and semi detached properties properties.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 or legislative background.

CONCLUSIONS

The proposed application seeks permission for a 2 storey side extension to the western elevation of the property. The proposed addition will be readily visible within the street scene, however given the design and scale of the proposed development it is not considered to detract from the character and appearance of the surrounding residential area.

The proposed ridge and eaves height of the addition will be set below that of the existing building with the use of materials matching that of the existing building. It is therefore considered that the development will appear visually subservient to the main dwelling and the style ensures visual integration.

The proposal maintains a distance of approximately 1.5m from the adjoining boundary with No.5 Fairlands. The neighbouring property has an existing flat roof garage and a single storey addition to the rear of the garage which forms the western boundary. Given the existing neighbouring buildings forming the boundary and the distance between the buildings the proposal is not

considered to result in a demonstrable loss of amenity to the neighbouring property by way of the overbearing affect or loss of light.

The proposed fenestrations facing the front and rear of site are not considered to give rise to further overlooking to that of the existing windows, and the obscure glazed window within the west elevation will prevent direct overlooking of the neighbouring property No.5.

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 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 dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 3 The windows on the west elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 **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

LOCAL PLAN: GEN2, 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.