

Recommendation Report for Planning Permission

REF NO: EP/117/11/

LOCATION: 1 Normandy Lane
East Preston

PROPOSAL: Demolition of garage and erection of new rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposed extension measures approximately 5 metres in width by 6.2 metres in depth and 2.7 metres in height. It is a flat roof structure featuring a lantern roof light and a false pitch roof on the front facing elevation.

SITE AREA

Approximately 410 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Low brick wall and hedging to the front. Side and rear boundaries marked by approximately 1.8 metre high timber fencing with additional hedging in places.

SITE CHARACTERISTICS

The site is occupied by a detached bungalow dwelling that has a painted render front elevation wall and with others being faced with red brick. The roof is tiled and hipped. A flat roof garage, set back from the front of the dwelling, has been attached to the northern elevation.

CHARACTER OF LOCALITY

The site is located on a residential road that is characterised by detached bungalow and chalet style dwellings that are set back from the road, creating a sense of space.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

East Preston Parish Council

The committee was concerned that in the Proposed Floor/Roof Plan the proposed extension

Noted. The applicant has stated that they are in ownership of all land to which the application relates. The northern elevation wall appears to be on the site boundary and, assuming this, the applicant will need to enter a Party Wall agreement with the neighbouring property, however, this is a legal rather than planning issue.

None.

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

The proposed extension will be in a similar position to the existing garage and is of a similar height. As it will be set well back from the dwelling frontage and is a single-storey flat roof structure, its visual impact upon the street scene will be minimal. Therefore, it will have no adverse impact upon the character and appearance of the surrounding area.

It is considered that the proposed extension will relate sympathetically towards the existing dwelling in terms of design and scale. Its modest proportions, particularly its low profile due to its single-storey flat roof design, will ensure that it maintains visual subservience towards the existing dwelling. Additionally the flat roof extension will relate to the dwelling in a similar way to the flat roof garage, an original feature of the dwelling, which it will replace.

With regards to the amenities of neighbouring residents, although the northern elevation of the extension will flank the northern boundary of the site, its modest height will prevent it from forming an overbearing presence or from causing undue overshadowing of neighbouring properties. All new windows will be at ground floor height and views from those facing towards neighbouring properties will be interrupted by existing site boundary treatment, safeguarding the privacy of neighbours.

It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans:-

DWG 001;

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

- 3 The materials and finishes of the external walls 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 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

SUPPLEMENTARY PLANNING DOCUMENT: EAST PRESTON VILLAGE DESIGN STATEMENT

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