EP/120/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension and a loft conversion. Sun Corner, Normandy Lane, East Preston.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately; 5.6m in length and 2.9m in depth with a flat roof at a height of approximately 2.5m. The loft conversion comprises the addition of 1 no. front rooflight, 1 no. front balcony rooflight, and a rear dormer measuring approximately; 5m in length and projecting approximately 2.8m in depth and 1.8m in height. The front balcony rooflight will measure approximately; 1.5m in height and 1m in width with a sill height of approximately 0.5m. When open, the balcony will project approximately 1.1m from the roof slope, and the open rooflight will project out approximately 1.3m.
SITE AREA	Approximately 0.047ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	A few up to approximately 4m that will be unaffected by this application.
BOUNDARY TREATMENT	The rear is kept by 1.8m high close boarded fencing to the southeast and east with bushes and trees up to approximately 4m. To the north is the neighbour's garage to a height of approximately 2.4m.
SITE CHARACTERISTICS	A single storey semi-detached dwelling formed of white render walls and a red plain tiled hipped roof.
CHARACTER OF LOCALITY	A residential area comprising similar style 1 and 1½ storey semi-detached and detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	~~Awaited~~ No comment
Local Groups	None
Others	None

EP/120/06/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

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.

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 the visual amenities of the locality or the residential amenities of 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.

EP/120/06/

CONCLUSIONS

This application is for the addition of a single storey rear extension and loft conversion. All proposed works are considered to be visually subservient and in-keeping in style and design with the existing dwelling. Further, they are not considered to be out of character with the surrounding area due to the presence of various other extensions, dormers and rooflights in the vicinity.

In terms of residential amenity, the proposed rear extension is not considered to cause any adverse effects due to its single storey nature and the presence of adequate boundary screening. Further, there are no proposed windows in the southeast elevation.

The proposed rear dormer and front rooflight are also considered acceptable due to the retention of a sufficient distance to neighbouring dwellings at an oblique angle.

Whilst is accepted that there are no other front balcony rooflights in the surrounding area, and that the proposed balcony rooflight will be clearly visible in the street scene, it is not considered to be visually unacceptable or intrusive. Further, this balcony rooflight is not considered to cause detrimental harm to residential amenity due to the orientation of the property facing diagonally across the road with an adequate distance to neighbouring dwellings.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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

EAST PRESTON EP/120/06/

Single storey rear extension and a loft conversion.

Sun Corner
Normandy Lane
East Preston

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).

2 The materials and finishes of the external walls of the extension and the cheeks of the dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 This permission relates to the amended elevation plans dated 19th September 2006 and amended section plans dated 25th September 2006 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.