

EP/121/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Proposed two storey front extension to form living room with bedroom over 8 The Drive East Preston
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey front extension
SITE AREA	666 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Hedging and close boarded fencing
SITE CHARACTERISTICS	Detached two-storey property
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/145/89	Fit a dormer window to first floor bedroom on west elevation	Approve 02-01-1990

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

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: GEN7, DEV19

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PLANNING POLICY GUIDANCE

PPS1:	Delivering sustainable development
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the amenities of neighbouring properties and impact upon the character of the local area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-
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<i>"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."</i>
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The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the amenities of neighbouring properties and impact upon the character of the local area
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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

Sufficient distance is retained between the extension and boundaries to avoid any overbearing and overshadowing effect. Overlooking from the two rooflights in the south elevation is minimal (condition can be imposed controlling insertion of any windows/openings within the side elevation roof slopes), and the property to the front is already overlooked: factors which mitigate any unacceptable overlooking and loss of privacy. The extension is visually integrated to the existing and therefore not obtrusive in the street scene. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.
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RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

Application Ref: EP/121/07/

1**To Addressee****2****Site Address**

8 The Drive
East Preston

3**Description of Development**

Proposed two storey front extension to form living room with bedroom over.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

CONDITION 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the side elevation roof slopes of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.

Case Officer: Mr M Porter