

APPLICATION REF: EP/127/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- The demolition of the existing rear extension and formation of a balcony, together with the conversion of the roof space to form two bedrooms with rooflights to front and rear, 144 Sea Road, (Flat above 142 Sea Road), East Preston.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed balcony measures approximately 2.8m in length, 1.5m in depth and 1.9m in height.
SITE AREA	Approximately 134 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front boundary is open to the highway. Rear west boundary has wall of garage approximately 2.5m in height, north side boundary has wall then wall of outbuilding approximately 2.5m in height, south side boundary has close boarded fencing + trellis approximately 1.8m in height then wall of outbuilding approximately 2.5m in height.
SITE CHARACTERISTICS	Two storey building within a parade of shops with retail use at ground floor and residential accommodation at first floor. Shop on the ground floor is currently vacant. The walls of the building have brown brickwork on the upper half with white PVCu windows, the lower half has a yellow and mauve painted shopfront .
CHARACTER OF LOCALITY	Shopping parade with a variety of retail use with residential accommodation above, surrounding area is residential comprising detached, semi-detached and terraced properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Class C Road

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.

CONCLUSIONS

At the time of the officers visit the shop on the ground floor and flat above were unoccupied. The flat at first floor level has an entrance door that is located from Sea Road which will remain unchanged. The proposal is to demolish the existing rear extension to the flat at first floor level leaving the existing wall which will create a balcony area with a new door and window and a screen is to be installed above the existing wall on the southern boundary. The proposal also seeks to convert the existing

APPLICATION REF: EP/127/07**CONCLUSIONS**

roof void to create two bedrooms with a new staircase at first floor level and the installation of a roof light on the front and rear of the building.

There will be no additional increase in floor area and it is not considered that the alterations would detrimentally harm the occupiers of the adjacent flat No 148 by way of overlooking or loss of privacy and a condition is to be imposed requiring the screen on the south side elevation to be permanently fixed and glazed with obscure glass. The neighbouring property to the rear No 2 Seaview Road is approximately 17m away from the proposal and due to the orientation of this property and adequate distance it is not considered that the proposed roof light and balcony would create any adverse overlooking or loss of privacy to this property.

It is not considered that the installation of the roof light to the front of the building would be obtrusive and the proposed rear balcony would not be readily visible in the street scene, nor would it have an adverse effect on the character of the surrounding area.

It is therefore recommended that the application be approved, subject to the following conditions.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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

144 Sea Road
East Preston
(Above 142 Sea Road)

3**Description of Development**

The demolition of the existing rear extension and formation of a balcony, together with the conversion of the roof space to form two bedrooms with rooflights to front and rear.

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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 The screen on the south side elevation of the balcony shall be permanently fixed and glazed with obscure glass.

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

CONDITION 3 This permission relates to the plans as submitted and amended by substitute plans dated 17th September, 2007.

Reason: For the avoidance of doubt.

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: GE2, 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: Mrs J Chapman