

PLANNING APPLICATION REPORT**REF NO:** EP/147/08/**LOCATION:** 28 Meadow Park
East Preston**PROPOSAL:** Single storey front extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approximately 3.3 metres in length by 2.3 metres in width and 3.2 metres in height.
SITE AREA	Approximately 607 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None
BOUNDARY TREATMENT	The side and rear boundaries of the site are marked by approximately 1.8 metre high timber fencing. There is a timber post and rail gate on the front boundary which is approximately 1.5 metres in height.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which is set back from the street, to the rear of 26 Meadow Park. It has red/brown brick elevation walls and a red pantile gable roof. There are gable ends on the northern, southern and eastern elevations. There is a detached flat roof double garage to the eastern side of the dwelling with a covered way between it and the main building. To the rear of the main building there is a conservatory.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by dwellings, predominantly in the form of detached two storey buildings. There are occasional clusters of detached bungalows.

RELEVANT SITE HISTORY

None

REPRESENTATIONS**Representations received:**
East Preston Parish Council

No objection, the numbering on the two plans did not match. The site plan referred to the plot as No. 17 whereas the actual plan was No. 28.

Comments on Representations received:

Noted. The same plot is shown on the site plan and the block plan. The discrepancy in numbers is due to the site plan showing the plot numbers rather than house numbers.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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 and/or legislative background.

CONCLUSIONS

The proposed extension will be made to the front of the house, however, as the site is set back from the road, has approximately 1.5 metre high boundary screening to the sides and a similar height gate to the front and as the extension will be single storey, it is considered that the proposal will have a low impact on the character and appearance of the surrounding area and will therefore not alter it in any significant way.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The height of the extension will be lower than that of the main roof and this will ensure that it will appear visually subservient to the existing building. The gable end created will compliment the existing gable end of the building whilst the gable roof will have its eaves height level with the existing roof and it is considered that this will assist visual integration.

It is considered that the proposed works would not have a harmful impact upon the amenities of neighbouring residents. The modest scale that it possesses and the presence of approximately 1.8 metre high boundary fencing are considered to be factors that will combine to prevent the proposal from appearing overbearing or being the cause of an unacceptable level of overshadowing. The extension will have windows facing to the north, east and west. The west facing window will look towards the existing, larger gable end projection to the front of the house. The east facing window will look towards the flank wall of the neighbouring properties garage. The north facing window will look towards the rear garden of 26 Meadow View which contains a conservatory. However, there are a trees within the rear garden of 26 Meadow View to restrict views into it which, in any case will be largely obstructed by the 1.8 metre high boundary fence.

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

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 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 **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: 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.