

EP/160/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Extensions and adaptations for disabled use with carer and family accommodation 5 Kithurst Close, East Preston
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Building as extended (by way of roof and dormer extensions and single and two-storey additions to provide enhanced habitable roof accommodation) to measure (at maximum) approximately; 8.6m in height, 32.2m in length, and 27m in width
SITE AREA	1500 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	Several to be affected; none worthy of Tree Preservation Order affected. The two trees covered by TPO are situated to the far left corner of the plot, and remain unaffected by the proposal.
BOUNDARY TREATMENT	Mixture of hedging and fencing approximately 1.5 – 2.5m+
SITE CHARACTERISTICS	Detached bungalow with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential cul-de-sac. Mixture of two-storey and bungalows

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/63/71	Extension of bedroom and wc playroom and dining room to ground floor at rear of existing property	Withdrawn 06-07-1971
EP/89/71	Extension	Approved 20-08-1971

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	Objection. - Willowhayne Estate mainly two-storey house or bungalows built on relatively large plots. Nearly all roads flanked by verges and no footpaths. Alteration should be in keeping with landscaped setting 2 1/2 storey extensions to east and west elevations,

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	together with full length flat roof dormer windows, would significantly change and increase size and appearance of main roof. Front and rear elevations prominent and overbearing and visual impact unacceptably harmful to neighbouring properties and character and appearance of area - Existing property already substantial building and proposed alterations would be visually dominant within street scene and out of character in area - Planning authority may give much greater weight to personal factors detailed in Statement of Purpose in regard to material considerations than factors identified by Parish
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1 Arun District Local Plan: 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 the amenities of neighbouring properties and impact upon the character of the local area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

EP/160/07**COMMENT ON REPRESENTATIONS RECEIVED**

Noted. It is agreed the resultant building would be of visual impact in the street scene. However this is not considered detrimental. For the reasons as set out in the conclusions section of this report it is considered the proposal would not adversely impact upon the residential or visual amenities of locality.

Landscaping and the laying of hard standing can be undertaken without the prior permission of the Local Planning Authority. No footpath is proposed. Personal circumstances of the applicant are not a material planning consideration in the determination of an application of this type.

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 conflict with relevant Development Plan policy DEV19: Extensions to Residential Buildings in that the extension is not visually subservient to the existing residential building.

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.

The proposal is not considered to detrimentally impact upon residential amenities of neighbouring properties, and considered sympathetic in design and style to the neighbouring properties, with the eaves height and roofline of the proposal similar to that of the existing property, so as not to be overtly obtrusive in the street scene.

CONCLUSIONS

The rear addition is single storey in design, and distances of approximately 1.5m and greater retained between the proposal and neighbouring properties serve to mitigate any adverse overshadowing and overbearing effect. Such distance also ensures any overlooking and loss of privacy from the dormers and roof lights onto neighbouring properties would not be adverse, and largely oblique. No first floor windows exist in the flank walls (as extended). A certain amount of noise disturbance and overlooking would occur from the balcony. However the majority can be mitigated through balcony screening to the east elevation, at a height of 1.8m. Sufficient distance is retained between the balcony and remaining boundaries for impact not to be considered adverse.

Kithurst Close is characterised by two-storey and bungalow properties. Therefore a resultant building of 2 ½ storey, not set materially higher than the existing building, is not out of character. Sufficient set back from the street scene is maintained and the extensions, required to facilitate enhanced roof accommodation, are visually integrated to the existing building. The front mono-pitch dormer reflects the design and style of the existing building,

CONCLUSIONS

with discreet rear dormers sitting comfortably within the roof slope. Flat roof areas are kept to a minimal. As such, the resultant building is considered sympathetic to surrounding properties and not to conflict with the established character and appearance of the street scene. The proposal is visually integrated to existing and sympathetic to the surrounding neighbouring properties. The footprint of the proposed building is not dissimilar that existing.

As such the proposal is not considered overtly dominant in the street scene. It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

Extensions & adaptations for disabled
use with carer & family accommodation

5 Kithurst Close
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 and roofs of the extensions and dormers 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 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 at and above eaves height in the east and west elevations of the extensions and/or dormers hereby permitted, nor in the east elevation roofslope of the single storey side 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.

- 4 Within 2 months of the date of this permission details, including a schedule of materials and finishes, must be submitted to and approved by the Local Planning Authority for balcony screening 1.8m in height to the east elevation balcony in entirety, and the materials and finishes so approved shall be used in the construction of that screening. The screening shall be constructed and provided before the use of the balcony takes place. The screening shall at all times be retained as such approved and maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the privacy and amenity of adjoining properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 The flat roof areas of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority, in an application on that behalf.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 6 This permission relates to the plans as submitted and amended by substitute plans dated 22-11-2007.

Reason: For the avoidance of doubt.

- 7 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that the extension is not visually subservient to the existing residential building, there are material considerations which indicate that it can be granted. These material considerations are the proposal is not considered to detrimentally impact upon residential amenities of neighbouring properties, and considered sympathetic in design and style to the neighbouring properties, with the eaves height and roofline of the proposal similar to that of the existing property, so as not to be overtly obtrusive in the street scene.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

This paragraph is to comply with Article 22 General Development Procedure Order 1995

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.