

APPLICATION REF: EP/163/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Proposed rear extension new pitched roof garage and pitched roof to front and rear dormers 42 Angmering Lane, East Preston
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The dimensions of the proposed extension will be approximately 4.7 metres in width, 5.6 metres in depth and 6.1 metres at greatest height.
SITE AREA	Approximately 1224 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There are some small fruit trees in the rear garden.
BOUNDARY TREATMENT	The southern Boundary is marked by a solid box hedge approximately 3 metres in height. The northern boundary has approximately 1.8 metre wooden panel fencing with a small section of approximately 1.5 metres in height immediately adjacent to the property. The wall of the garage belonging to 42 Angmering Lane abuts the northern boundary. The rear boundary is formed of an approximately 1.8 metre wood panel fencing fronted in places by shrubs and trees.
SITE CHARACTERISTICS	The property is a detached chalet style bungalow with front and rear dormers. The walls are colourwashed with a medium texture render. The rear dormer has a section of white featherboard below it. The roof is gabled with concrete pantiles. There is a flat roof garage with render walls attached to the property with a further flat roof red brick extension to the rear. The rear garden is relatively large with a wooden Summerhouse at the far end. The property is set back from the road with a low walled front garden and driveway leading to the garage.
CHARACTER OF LOCALITY	A predominantly residential location on a quiet residential road which is characterised by detached bungalows and chalets of varying designs, many with dormers and/or extensions and other alterations. The surrounding properties are set back from the road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/112/72	Sun Lounge	Approved 13-10-1972
EP/53/60	Dwelling and garage	Approved 10-06-1960

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
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APPLICATION REF: EP/163/07

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 : GEN2, GEN7, DEV19

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 residential and visual amenity.
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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:- <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> The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

APPLICATION REF: EP/163/07**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 work involves the provision of a sun room to the rear of the property and the installation of pitched roofs over the existing flat roof dormers to the front and rear of the property as well as a pitched roof over the existing flat roofed garage. A small dormer housing a triangular window is to be installed in the new roof above the garage.

It is considered that the proposed extension and alterations will have an impact on the street scene as there will be a change in appearance to the front of the property. However it is considered that the proposed pitched roof over the garage will be more sympathetic with the appearance of the main building which also has a pitched roof and thus can be seen as an improvement on the current flat roof. As such it is considered that the appearance and character of the street scene will benefit from the proposal. The other work to the front of the property will involve the construction of a pitched roof over the existing dormer and it is considered that this alteration will have a similar positive contribution to the character and appearance of the street scene as the proposed new garage roof.

The proposed extension will be in place of the existing flat roofed red brick extension to the rear of the house. The proposal will use render walls and roof tiles to match those of the existing building and as such it is considered that it will integrate visually in a more effective way than the current red brick structure which contrasts with the render walls of the main building. The proposed extension will maintain the linear relation with neighbouring properties and this is considered to prevent the proposal from causing any intrusion, overlooking, overbearing or overshadowing effect towards neighbouring properties.

Further it is considered that the design, scale and size of the proposal will be such that it will maintain visual subservience to the main property building and, whilst the new pitched roof over the garage and sun room will be more visually apparent to neighbouring properties, it will slope away from the neighbouring property to the North and due to its position, is not considered to be the cause of a loss of sunlight to that property. Further due to the moderate height of the proposal it is considered that the development will not be the cause of an unacceptable level of overbearing, overshadowing or overlooking effect towards neighbouring properties nor will it lead to a demonstrable loss of residential amenities.

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



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

EP/163/07/

RECOMMENDATION

Application Ref: EP/163/07/

1 To Addressee

2 Site Address
42 Angmering Lane
East Preston

3 Description of Development
Proposed rear extension new pitched roof over garage and pitched roof to front and rear dormers

4 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.

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RECOMMENDATION

EP/163/07/

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 materials and finishes of the external walls and roofs of the building 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.

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.

Case Officer: Mr J Smith