

EP/16/09/**PLANNING APPLICATION REPORT****REF NO:** EP/16/09/**LOCATION:** 27 Tamarisk Way
East Preston**PROPOSAL:** Amendments to approved proposal EP/92/06 for swimming pool extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The enclosure would measure approximately 17.6m x 9m x 5.8m high.
SITE AREA	Approximately 3017 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The east and south boundary of the rear garden is enclosed by a red brick wall approximately 2m high. The west boundary is a white painted rendered wall approximately 2m high.
SITE CHARACTERISTICS	Detached 2 ½ storey property. Red brick walls with hanging tiles from first floor. Red tiled, hipped, pitch roof dormers within the roof. Balcony to the rear of the property. Attached triple garage to east side with two pitched roof dormers in the roof. Attached garage to the west side with dormers in the roof.
CHARACTER OF LOCALITY	Residential area. Private estate. Mix of different styles of properties surrounding the property. Footpath running down the side of the property. Greensward and sea front to the south of the property.

RELEVANT SITE HISTORY

EP/92/06/	Swimming pool enclosure- single storey	Approve Cond 31-07-2006
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REPRESENTATIONS**Representations received:**
East Preston Parish Council
No Objection.

EP/16/09/**Comments on Representations received:**

Noted.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary

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

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The proposal is for a swimming pool enclosure extending from the south east side of the existing building. The proposal would be single storey with a pitch roof and gablets incorporated within the roof slope.

The proposal would be to the rear of the property and will not be viewed within the street scene. The rear garden of the property is enclosed by a neighbouring back garden to the west, the sea front to the south and an access path to the beach and a neighbouring garden to the east. It is thought that due to the position of the enclosure adjacent to the east boundary of the property and the single storey nature of the proposal it is not considered to have any detrimental impacts on the neighbouring property to the east by way of any unacceptable overshadowing or overbearing affect. It is not thought that the development will cause any further overlooking or loss of privacy to that of the existing building.

The proposed development will be large in size but it is thought that the structure is of an appropriate scale and design in relation to the existing building. It is considered that the proposal will appear subservient to the existing 2 1/2 storey building. The proposed development is a re-submission of the previously approved planning application EP/92/06. It is considered that the proposals are the same as the previously approved plans.

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

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 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.

- 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: DEV1, LOC1

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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.