

Recommendation Report for Planning Permission

REF NO: EP/16/12/

LOCATION: 11 Willowhayne Crescent
East Preston

PROPOSAL: Ground floor side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures 6.2 metres in width by 9 metres in depth and 4.5 metres in height.
SITE AREA	Approximately 490 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Northern boundary marked by approximately 2 metre high boundary wall, 1.8 metre high timber fencing to eastern boundary and roughly 3.5 metre high hedging on southern boundary. Low timber fence to the front of the site.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling that has white painted rough render elevation walls and a tiled, pitched roof. A dormer has been formed in the front roof slope. A full width conservatory extension has been added to the rear whilst to the side is a single-storey lean-to extension housing a utility room and this connects to a gable roofed garage.
CHARACTER OF LOCALITY	The site is located on a road that is characterised by a mixture of dwelling designs and sizes with buildings generally being set back from the road with mature landscaping along and around frontages helping to create a verdant appearance which is further enhanced by the area of open green space forming the village green to the east side of the road.

RELEVANT SITE HISTORY

EP/53/07/

Conservatory extension to rear of property.

ApproveConditionally

04-06-2007

REPRESENTATIONS

Representations received:

East Preston Parish Council

Awaited.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#)

GEN2

GEN7

DEV19

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS

East Preston Village Design Statement by E P Parish Council

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 side of the dwelling, it will replace an existing side extension and garage. Although the front of the extension will be closer to the road than that of the existing feature, it will still be set back from the dwelling frontage and the width and height of the proposal will be similar to it. It is therefore considered that the existing character and appearance of the street scene will be retained.

It is considered that the proposed extension will relate sympathetically towards the existing dwelling in terms of design and scale. Its single-storey nature and modest proportions will ensure that it maintains visual subservience towards the existing dwelling. Further, the gable roof design will compliment the gable endings of the existing roof frontage and dormer, and will have a more tidy appearance than the existing extensions which consist of poorly integrated lean-to and gabled elements.

With regards to the amenities of neighbouring residents, the proposed extension will be built at an angle to the southern site boundary, at its closest point it will reach up to the boundary but this will be adjacent to the flank wall of an existing garage block on the neighbouring site, it will thereafter angle away from the site boundary. It is considered that this factor, along with the modest height of the structure and the screening provided by existing boundary treatment, will prevent the proposed works from appearing overbearing or from causing undue levels of overshadowing towards neighbouring properties. Windows on the front elevation of the extension will face out towards the roads whilst all other windows and openings will be at ground floor level and views from them towards neighbouring properties will be interrupted by existing site boundary treatment, preventing an adverse impact upon privacy.

It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans:-

1:1250 Site Plan;
JW/12/005;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The extension hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 11 Willowhayne Crescent as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

EAST PRESTON VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.