

PLANNING APPLICATION REPORT**REF NO:** EP/17/10/**LOCATION:** 5 Kithurst Close
East Preston**PROPOSAL:** Extension and adaptation of existing dwelling for disabled use**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Flat roof dormer to the rear to measure approximately 1.8m x 4.2m x 1m high. Single and two storey extensions to rear elevation, single storey extension to measure (at maximum) approximately 6m high x 17.4m in length x 7.1m in width. Extension to front elevation to enlarge existing double garage and extension to the east elevation of existing garage.
SITE AREA	Approximately 1354 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Many trees within the garden, none affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by approximately 2m high wooden fencing.
SITE CHARACTERISTICS	The site is occupied by a 2 ½ storey detached property, on a corner plot. Stone walls, gabled concrete tiled roof, flat roof dormer to front elevation. Flat roof single and double garage to front elevation. Balcony to rear at first floor level.
CHARACTER OF LOCALITY	The site is located within a cul-de-sac. Mix of types and styles of detached residential properties. Newly built property to the north. Property to the south overlooks the rear garden.

RELEVANT SITE HISTORY

EP/160/07/	Extensions & adaptations for disabled use with carer & family accommodation	Approve Cond 12-12-2007
EP/43/09/	Extension and adaption of existing dwelling for disabled use	Approve Cond 18-05-2009

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection.

2 Letters of Objection:

The site plan says there are existing trees between No.4 and No.5 which are to be retained. Original approval partly granted as these trees were in place, now no screening above the fence height. Query to where the boundary at the front of the properties are.

Applicant details incorrect, letter stated that they no longer had an interest in the application site.

Comments on Representations received:

Noted.

The proposed extension although trees have been removed is considered to be acceptable given the remaining approximately 2m high fencing and the single storey nature of the addition to the east elevation of the dwelling. The boundary at the front of the property is identified within the Location Plan and Block Plan.

Applicant details amended upon instruction from agent, email dated 23-03-2010.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

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 application is for a single storey extension to the rear elevation (south) of the dwelling in place of an existing single storey structure, a single storey extension to the rear of the property and roof lights and a flat roof dormer within the rear roof slope. The proposal would also extend the existing garages.

It is noted that there was a previously approved application EP/43/09 for similar extensions, however these were of a larger scale with alterations to the existing roof to increase the existing eaves height of the dwelling and included accommodation within the roof space.

The proposed extension would be of a reduced scale to the previously approved planning application (EP/43/09) which was not considered to impact upon the amenity of adjoining neighbouring properties. The proposal is therefore considered to be acceptable as it would reduce further any loss of amenity to adjoining neighbouring properties.

It is therefore recommended that the 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 This permission relates to the following approved plans;
Drawing No. 27859-300 REV A; 27859-213 REV B; 27859-302; and 27859-301 REV D.

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 materials and finishes of the external walls and roofs of the extensions hereby

permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

4 **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

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.