PLANNING APPLICATION REPORT

REF NO: **EP/22/08/**

LOCATION: 39 The Ridings
East Preston

PROPOSAL: Fit velux window to south elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	1 No. roof light proposed to the south roof slope of the property. The window would provide light to bedroom 2
SITE AREA	0.07 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	The rear of site is bordered by a mixture of 1.8m close boarded fencing and hedging.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of red/brown brick walling at ground floor level, with cream smooth render above. Reddish/brown tiled roof. Single storey, pitched roof garage attached to the north side of property.
CHARACTER OF LOCALITY	Residential estate. Surrounding properties are varied in style and design. Mixture of one, one-and-a-half and two storey detached dwellings.

RELEVANT SITE HISTORY

Reference	Description	Decision
EP/152/07/	Two storey rear extension, extension to existing side dormer, garage extension	Approve Cond 19-11-2007

REPRESENTATIONS

Representations received:

East Preston Parish Council

No Objections.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary
PDR - Ref: EP/152/07/ - Condition 3.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	LOC1	Locational Strategy
	CH1	Character
	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

PLANNING
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

PLANNING
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 proposal is for the addition of 1 No. roof light to the south roof slope of the property, providing light to a bedroom.

Planning permission is required due to the following condition being placed on a previous planning application on the site for 'two storey rear extension, extension to existing side dormer, garage extension' (ref: EP/152/07/):-

Condition 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 side elevations of the extensions 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.

The proposed roof light would face towards an access and neighbouring property (No.41). This neighbouring property is a detached chalet bungalow with no windows to the northerly roof slope that faces towards the application site. It is therefore considered that the addition of 1 no. roof light in the position proposed would not detrimentally affect the residential amenities of any neighbouring property by way of overlooking effect or loss of privacy.

It is noted that there are 2 no. existing roof lights to the south roof slope of the property. The proposed roof light would be of a similar size and design to those previously approved and would therefore represent an acceptable form of development, which would not detract from the character of the surrounding residential estate.

It is therefore recommended that the application is approved.

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 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

LOCAL PLAN: 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.