Recommendation Report for Planning Permission

REF NO: **EP/26/12/**

LOCATION: 8 Westfield Avenue
East Preston

PROPOSAL: Construction of new bay window to replace previously approved 2 storey extension EP/54/11 to front of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal substitutes the two-storey extension to the front of the dwelling, approved under EP/54/11, with a ground floor bay window, projecting 1.7 metres forward of the existing frontage and measuring 4.65 metres in width. Side extensions approved under EP/5411 are retained but, having been given approval already, are not the subject of this application.
SITE AREA	Approximately 366 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Gentle downward slope running from north to south.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	There is a low brick wall and additional hedging to the front of the site. The rear amenity space is enclosed by a mixture of timber fencing and brick walling approximately 1.8 - 2 metres in height.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has white painted brick elevation walls and a tiled, hipped roof. There is an attached gable roof garage on the southern elevation and a flat single-storey flat roof conservatory style extension to the front.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached dwellings, the majority of which are two-storey, that are set back from the road and partially screened by mature trees and hedging that borders the road and site boundaries.

RELEVANT SITE HISTORY

EP/23/08/	2 storey extension on front elevation to replace conservatory. Single storey extension to north elevation. 2 storey extension to provide new garage to replace existing and bedroom over.	Withdrawn 13-03-2008
EP/75/08/	Two storey extension on front elevation to replace conservatory, single storey extension to north elevation, roof extension with dormer over garage to south. Re-submission following application EP/23/08/	ApproveConditionally 20-06-2008
EP/54/11/	Renewal of unimplemented planning permission EP/75/08/ - Two storey extension on front elevation to replace consrvatory, single storey extension to north elevation, roof extension with dormer over garage to south	ApproveConditionally 20-06-2011

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	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
Publication Version of the Local Plan (October 2014):		

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

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 dwelling is set well back from road and there are neighbouring properties, particularly to the south, that are set further forwards within their plot. The proposal will not bring the built area of the site significantly closer to the road, with a separation of some 12 metres retained. adjacent properties on either side of the site have been extended to the front and the dwelling itself currently has a conservatory extension to the front. It is therefore considered that the proposal will have a minimal visual impact on the street scene and will be in keeping with neighbouring development and, as such, could be accomodated without having a detrimental impact upon the character and appearance of the surrounding area.

It is considered that the proposed extension relates sympathetically towards the existing building in terms of design and scale. The modest proportions of the bay window will ensure that it maintains visual subservience towards the host dwelling. The central positioning of the proposed bay window will restore symmetry to the building frontage that was compromised by the conservatory which is to be replaced. The hipped roof design of the bay window will compliment that of the existing roof, producing a integrated and harmonious appearance.

The proposed extension is of modest height and is stepped in from site boundaries, as such, it is not considered that it will appear overbearing or cause undue levels of overshadowing towards neighbouring properties. Further, all windows are at ground floor level with views generally being restricted to being towards the road, with any views in the direction of neighbouring properties to the sides being interrupted by existing site boundary treatment. Therefore, it is not considered that any occupants of neighbouring properties will suffer undue loss of 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:-

6282/01;
6282/102;

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 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: NPPF

SUPPLEMENTARY POLICY GUIDANCE: 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.