

EP/30/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Loft conversion – false pitch dormer 2 Homelands Avenue, East Preston.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	A false pitch dormer measuring approximately 4.1 metres in width, approximately 2.2 metres in its protrusion and approximately 2.4 metres in height. It will be composed of plain tile hanging at its sides to match existing and plain roof tiles to match existing.
SITE AREA	Approximately 384 squared metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by this application
BOUNDARY TREATMENT	The boundary to front consists of two variations of close boarded fencing at approximately one metre in height and approximately 1.8 metres in height. There are also bushes and palm trees measuring approximately one metre in height. To the rear there is close boarded fencing at approximately 1.8 metres in height.
SITE CHARACTERISTICS	A detached bungalow with red brick elevations and a hipped roof with brown plain roof tiles. To rear there is an existing conservatory which is principally built from UPVc. There is also a detached garage located to the side of the property.
CHARACTER OF LOCALITY	Situated along a residential road, there are bungalows, chalet bungalows and two storey detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/74/56	Revised building line	Approved 08-01-1957

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	No objection.
Local Groups	None
Other	None

EP/30/06**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
None	None

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1 Arun District Local Plan : GEN7
--

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 in regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of 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 legislative background.

EP/30/06**CONCLUSIONS**

The false pitch dormer will be located to the rear of the property and therefore not visible from the road. It will also sit comfortably within the roofspace and not exceed the existing roofline. It is also likely to be visually assimilated with the property given the incorporation of plain tile hanging and roof tiles to match existing.

Further, it has been identified that the dormer has the potential for overlooking at Number 4 Veronica Close. There is one ground floor window at this property but overlooking is not regarded as being at a demonstrable level of harm. This is principally because there is an adequate separation distance retained between this window and the proposed dormer in the order of approximately 14 metres. This will assist in minimizing the proposal.

The dormer is also acceptable in design which includes roof sides which will follow an identical angle to that of the property. Furthermore, its protrusion at approximately 2.2 metres will not be especially prominent and, though visible from Number 57 Manor Road to the south and 4 Homelands Avenue to the north, is at a sufficient distance of approximately 11 metres to minimize the impact of the proposal. Consequently, the false pitch dormer is unlikely to give rise to any adverse effects including overshadowing, overlooking, overbearing effect or loss of privacy. If such effects are caused, then these are regarded as not being at a demonstrable level of harm. It is also considered that the dormer will not compromise the observed residential character of the neighbourhood, nor would it threaten the pattern of the street scene.

In addition, there are three rooflights to front which are acceptable within permitted development rights in Class B of the Town and Country Planning (General Permitted Development) Order 1995 and due to the oblique angle are unlikely to cause a demonstrable level of harm.

It is therefore recommended that the application be approved, subject to the condition overleaf.

EAST PRESTON

EP/30/06/

Loft conversion - false pitch dormer.

2 Homelands Avenue
East Preston

RECOMMENDATION

Approve Conditions

- 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 No windows (other than those shown on the plans hereby approved) shall be constructed in the side cheeks of the dormer hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

