

EP/39/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Two storey extension and open porch 2 Westfield Avenue, East Preston
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to reduce the height of a previously approved extension (EP/114/99) on the north elevation and to extend the length at the rear by 1.8m. approximately.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Fencing
SITE CHARACTERISTICS	Detached house, rendered cream with wooden Tudor style cladding.
CHARACTER OF LOCALITY	Residential mix of large houses on large mature plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/114/99	Side extension and roof alterations.	Approved Conditionally 11/1/00

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1 Arun District Local Plan : GEN7, DEV19

EP/39/07**PLANNING POLICY GUIDANCE**

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**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 the proposal is 6m. off the side boundary with a lower roof line than previously approved. It will not overshadow or overlook the neighbouring property.

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 is an alteration to a previous approval (EP/114/99). This proposal is longer to square up the rear of the house. The proposal has a lower roof line than the existing property. The previous application approved a room in the roof, whereas this proposal is for first floor accommodation only.

There will not be any detrimental effects on neighbours as the extension is 6m. off the boundary and there are no side windows proposed, so there is no overlooking.

It is recommended that the application is approved subject to the conditions set out overleaf.

EAST PRESTON

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Two storey extension and open porch.

2 Westfield 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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

EAST PRESTON

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3 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.