

PLANNING APPLICATION REPORT**REF NO:** EP/48/10/**LOCATION:** Little Thatches
34 Tamarisk Way
East Preston**PROPOSAL:** Renewal of unimplemented planning permission ref: EP/102/05/ for proposed first floor rear extension over existing ground floor footprint**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 2014 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high close boarded fencing and dense screening provided by approximately 3m high foliage along the rear boundaries. Approximately 1.8m high timber fencing to front supplemented with evergreen hedging approximately 3-3.5m high.
SITE CHARACTERISTICS	2 storey detached dwelling with which painted brick and tile hung elevations, thatched half hipped roof and attached garage below proposed extension.
CHARACTER OF LOCALITY	Residential area, private estate. Mix of types and styles of detached properties within the locality.

RELEVANT SITE HISTORY

EP/148/88	Garage/boat store	Approve Cond 25-07-1988
EP/95/89	Swimming pool enclosure	Approve Cond 11-09-1989
EP/79/90	New detached garage and sauna addition to swimming pool	Approve 01-10-1990
EP/96/97	Outline application for extension at first floor level to existing dwelling house	Refused 25-06-1998

EP/102/05/

Proposed first floor rear extension over
existing ground floor footprint

Approve Cond
05-10-2005

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection

Comments on Representations received:

Noted

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:	SEPCC6	Sustainable Communities and Character of the Environment
Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development 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 proposal seeks permission for the renewal of an unimplemented planning permission EP/102/05, for a single detached house and garage.

Since the previous approval EP/102/05 the West Sussex Structure Plan is now cancelled and the South East Plan is now adopted. The omission of relevant policies and the further South East Plan policies are not considered material to the determination of this application.

The proposal is not considered to be obtrusive within the street scene as it would be to the rear elevation of the dwelling which is largely screened by the existing boundary treatment, therefore the addition would not impact upon the character and appearance of the surrounding residential area. The addition maintains the previously approved fenestration and scale which are considered to not give rise to unacceptable loss of amenity to neighbouring properties by way of the overbearing affect, overlooking or loss of light. There has been no material change in planning circumstances since the previous approval to warrant a refusal.

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 of EP/102/05; Drawing No. 05/2975/1 and 05/2975 additional.

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 roof of the extension 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

SOUTH EAST PLAN: CC6

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.