PLANNING APPLICATION REPORT

REF NO: **EP/50/08/**

LOCATION: 8 West Ridings
East Preston

PROPOSAL: Single storey extensions to rear and side

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side and rear extensions. Balcony to rear extension.
SITE AREA	Approximately 1125 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Domestic fence to side and rear, reinforced by shrubs approximately 1.8 - 2m in height. Undefined to front
SITE CHARACTERISTICS	Detached two-storey property with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with individual styled two-storey properties

RELEVANT SITE HISTORY

Reference	Description	Decision
EP/2/89	Extension at first floor level above existing garage	Approve Cond 06-03-1989
EP/79/96	Entrance porch & enclosing of existing verandah	Approve Cond 03-01-1997

REPRESENTATIONS

Representations received:

East Preston Parish Council

East Preston Parish Council: No objection

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 Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	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 and residential amenities of the locality.

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

Sufficient distance is retained between the extensions and boundaries, so avoiding adverse overbearing and overshadowing effect. A certain amount of noise disturbance, overlooking and loss of privacy, would result from the balcony. However, it is extension to an existing balcony and the majority of overlooking would be directed toward the front rather than rear amenity area, so any such impact, greater than currently experienced by neighbouring properties, would not be demonstrably adverse as to warrant refusal.

The extensions are visually integrated with the existing property. It is therefore recommended the planning application be approved, subject to the conditions set out overleaf.

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 materials and finishes of the external walls and roofs of the extensions 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.

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: LOC1, 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.