

**PLANNING APPLICATION REPORT**

**REF NO:** EP/55/11/

**LOCATION:** 21 Normandy Lane  
East Preston

**PROPOSAL:** Loft conversion and small extension to rear

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                            |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The extension would be to the rear elevation, matching the profile of the existing roof. The addition would measure approximately 3m in depth x 7.2m in width x 5.3m in height.                                            |
| SITE AREA                   | Approximately 390 square metres.                                                                                                                                                                                           |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                        |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                         |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                             |
| BOUNDARY TREATMENT          | Dwarf wall to front boundary. Timber fencing approximately 1.8m in height enclosing rear garden supplemented by mature coniferous hedging, some 4m in height to rear boundary and 5-6m in height to sides.                 |
| SITE CHARACTERISTICS        | Link detached single storey dwelling. Painted brick elevations, 1/2 hipped tiled roof to front gable to rear. Flat roof garage adjoining neighbouring property to north elevation.                                         |
| CHARACTER OF LOCALITY       | Residential, characterised by single storey and 1 1/2 storey dwellings. No.25 has an extension similar to that proposed. No.19, 26 and 28 have flat roof dormers to side elevations. No.19 has a conservatory to the rear. |

**RELEVANT SITE HISTORY**

None

**REPRESENTATIONS**

**Representations received:**

East Preston Parish Council

No objection, however the Committee was disappointed that the proposed elevations did not show the roof lights.

**Comments on Representations received:**

Comments are noted. Amended plans indicating the roof lights were received on 9th June

2011.

#### CONSULTATIONS

##### Consultations responses received:

None

##### Comments on Consultation responses:

None

#### POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

#### DEVELOPMENT PLAN POLICIES

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

##### PLANNING

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

##### PLANNING

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 application seeks permission for a loft conversion and a 1 1/2 storey rear extension. The proposed extension would continue the existing roof profile of the dwelling, which together with its siting to the rear elevation means that it would not be viewed within the street scene and therefore would not impact upon the established appearance of the street scene.

The proposed extension would maintain a distance of approximately 1.5m from the shared

southern boundary and some 4m from the northern boundary. These distance maintained to the shared boundaries together with the roof being hipped away from the boundaries at a height of 2.5m means that the addition would not be detrimental to the private amenity of the adjoining sites.

The proposed rooflights to both the north and south roof slopes are not considered to give rise to unacceptable overlooking. The position and orientation of the rooflights mean that they would not result in direct overlooking of neighbouring windows nor private amenity areas.

The proposed 'Juliet' style balcony to the rear elevation will face onto the rear garden of the site, some 15.5m from rear boundary shared with 47 Sea Lane and a further 19m from the dwelling. These distances together with the existing boundary treatment means that the 'Juliet' balcony is not considered to result in unacceptable loss of amenity to No.47 by way of overlooking.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s 01 and 02.

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 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: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.