**EP/56/07**

## PLANNING APPLICATIONS REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Single storey rear extension<br>37 Somerset Road East Preston |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | Single storey rear extension |
| SITE AREA | 285 square metres approximately |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominantly flat |
| TREES | None of significance affected |
| BOUNDARY TREATMENT | Mixture of hedging and fencing approximately 1.5 – 1.8m in height |
| SITE CHARACTERISTICS | Mid-terraced two-storey property with walls and tiled roof |
| CHARACTER OF LOCALITY | Residential |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| East Preston Parish Council | ~~Awaited~~ 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: LOC1, DEV1
Arun District Local Plan: GEN7, DEV19

**EP/56/07**

## 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.

## COMMENT ON CONSULTATION RESPONSES

None

## COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ Noted

## 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 it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties.

## 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

Whilst it is acknowledged less than 1m is retained between the proposal and northeast boundary, and that the proposal would impact upon the residential amenities of the neighbouring property to the northeast. However the proposal is single storey design, with an absence of windows or other openings in the northeast elevation of the extension; both aspects assist in migitating any adverse overshadowing, overbearing effect, loss of privacy, and overlooking resultant from the proposal onto that neighbouring property. To further minimise any potential for adverse overlooking and loss of privacy, it is recommended condition be attached to the decision notice ensuring no windows or other openings be permitted in the north-east elevation of the extension without the prior permission of the Local Planning Authority.

Sufficient distance is retained between the proposal and remaining boundaries, any adverse impact resultant from the proposal onto neighbouring properties is considered minimal. Further the proposal is not considered obtrusive in the street scene or wider character of the

**EP/56/07**

**CONCLUSIONS**

locality. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

TOWN AND COUNTRY PLANNING ACT 1990

# RECOMMENDATION

**Application Ref: EP/56/07/**

1 **To Addressee**

2 **Site Address**

37 Somerset Road
East Preston

3 **Description of Development**

Single storey rear extension.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

# RECOMMENDATION



CONDITION 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).

CONDITION 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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the extension elevation which faces onto No. 38 Sommerset Road, East Preston without the prior permission of the Local Planning Authority on an application in that behalf.

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

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.

Case Officer: Mr M Porter