

EP/62/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Erection of a loglap summer house. 11 Kenhurst, East Preston.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed loglap summer house measuring approximately; 2.4m in depth, 3.7m in width and 2.4m in height.
SITE AREA	387 square metres approximately.
TOPOGRAPHY	Predominantly flat, site is raised approximately 1m above the height of The Street.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1m high close boarded fencing to northern boundary over 2m high flint and brick walling.
SITE CHARACTERISTICS	Two storey semi detached property with red brick walls and white weather boarding, pitched roof with brown tiles.
CHARACTER OF LOCALITY	Residential area, within a cul-de-sac of properties of similar styles, terraced and semi detached.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/12/07	Erect white UPVC double glazed lean-to style conservatory.	Approved conditionally 16-03-2007

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 PD Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : GEN7

EP/62/07

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

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, 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 site is situated within a predominantly residential area, within a small cul-de-sac of similar style semi detached and terraced properties. The proposal seeks planning permission for a loglap summer house to be sited to the north of the property within the rear garden.

The site is raised up above the height of The Street and the proposed summer house is to be sited between the house and the highway, as such it will be partially visible from within the street scene. However the maximum height of the summer house is only approximately 2.4m as such it is not considered likely to appear adversely obtrusive. Further, a green house is currently located where the summer house is proposed to be sited as such the visual impact exists to a lesser degree already.

There are no properties sited directly to the north of the site and those sited to the east, west and south are an adequate distance away to preclude any adverse impact by way of overshadowing or overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the

EP/62/07

CONCLUSIONS

established character of the residential area.

It is therefore recommended that this application is approved, subject to the condition set out overleaf.

**EAST PRESTON**

EP/62/07/

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11 Kenhurst
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 **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, LOC1, CH1

LOCAL PLAN: GEN7

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.

