

PLANNING APPLICATION REPORT**REF NO:** EP/69/08/**LOCATION:** 20 Vicarage Lane
East Preston**PROPOSAL:** Single storey front extension with balcony above.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above, the proposed extension will measure approximately 4.3 metres in length by 1.2 metres in width and will be approximately 2.9 metres in height with balustrading above which is approximately 1.1 metres in height.

SITE AREA

Approximately 696 square metres

**RESIDENTIAL DEVELOPMENT
DENSITY (NET)**

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The front garden of the property is enclosed by an approximately 0.5 metre high chain link fence which fronts low trees and shrubs which form an informal line around the boundary.

SITE CHARACTERISTICS

The site is occupied by a detached two storey dwelling which has red brick elevation walls and a tiled gable roof. There is an attached flat roof double garage to the western elevation of the main building and a single storey flat roof extension to the rear.

CHARACTER OF LOCALITY

The site is located on a residential road which is characterised, in the main, by detached bungalow dwellings which are set well back from the road behind fairly large front gardens and additional grass verges that border the road. There is a church with a surrounding graveyard to the west.

RELEVANT SITE HISTORY

None

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 Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 DEV1	Locational Strategy High Quality Development
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 proposed extension will be located to the front of the main building, facing towards the highway and therefore it will have a visible presence as part of the street scene. It is noted that there are nearby properties, including the two immediate neighbours to the site, No. 22 and No. 18 Vicarage Lane, have small flat roof extensions to the front of the property. Further, the dwelling in question is further receded from the road than its neighbours and it is considered that this will reduce the prominence of the extension. Owing to the two factors mentioned above it is not considered that the proposal will cause any adverse impact towards the character and appearance of the surrounding area.

It is considered that the proposed extension will relate sympathetically towards the existing building in terms of design and scale. The extension will be at ground floor level and it is considered that this will ensure that appears subservient when seen in context with the main dwelling. It is considered that the use of a flat roof will ensure that it integrates with the existing flat roof extensions to the side and rear of the site. Further, the height of the fascia and the flat roof will be the same as that of the flat roof garage and it is considered that this will help give a uniform appearance to the extensions on the site. The proposed extension is to use materials for the external walls and fascia that match those employed on the existing building and it is considered that the visual integration of the proposal will be further assisted by this.

It is considered, due to the moderate size of the proposed structure and the distance of some 7.5 metres between it and the nearest neighbouring properties to the east and west, that there will be no adverse level of overshadowing or any demonstrable overbearing impact issuing from the proposed structure upon neighbouring residents. The structure will have ground floor windows on all outward elevations which will provide views to the east, west and south. There will also be a balcony above the extension offering views to the east, west and south at first floor level. There is no formal boundary treatment to the front of the site and therefore views from the balcony and ground floor windows will be largely unobstructed. However, it is not considered that there will be the potential for an intrusive level of overlooking due to the distance of some 7.5 metres between the windows and the neighbouring properties to the east and west and some 32 metres to the south, the fact that the views from the windows and balcony will not be directly towards any windows belonging to neighbouring properties and views to the rear gardens of neighbouring sites will be obstructed by the main buildings on those sites.

It is therefore recommended that this application is 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 **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: 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.