

PLANNING APPLICATION REPORT**REF NO:** EP/74/11/**LOCATION:** The Coast House
36 Angmering Lane
East Preston**PROPOSAL:** Single storey extension to provide indoor swimming pool and associated rooms**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed rear extension would measure approximately 23.6m in depth x 8.4m in width (at a maximum) x 5m in height.
SITE AREA	Approximately 0.16 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has timber fencing, approximately 2m in height, south side boundary has hedging approximately 2m-2.5m in height, north side boundary has hedging approximately 2.5m-3.5m in height. Rear boundary has close boarded fencing + hedging approximately 4m in height, south side boundary has close boarded fencing + hedging approximately 2.5m in height, north side boundary has hedging approximately 4m in height.
SITE CHARACTERISTICS	One and a half storey detached dwelling, recently extended with an attached double garage with accommodation above. Red brick elevations and gable red tiled roof.
CHARACTER OF LOCALITY	Private estate with residential properties predominantly two storey on large plots of various styles and designs.

RELEVANT SITE HISTORY

EP/30/08/	Alteration and extension of existing dwelling.	Approve Cond 01-05-2008
EP/94/08/	Alteration and extension of existing dwelling	Approve Cond 14-08-2008

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection.

2 Letters of Objection:

- Pool building is within 10m of the back garden of 4 Madehurst Close.
- Considerable degree of overdevelopment of an already extended house, and above the allowed percentage for extension of the current building.
- Development is inadvisable environmentally given the area is designated as an area of serious water stress.
- Noise, vibration and odour from pump house.
- The sliding door to the pool will in affect form a outdoor pool, with noise and nuisance created for occupants of 4 Madehurst Close and other residents in the vicinity.
- If approved and application will likely to be submitted for a reduction in Council Tax and legal action to recover the amount of this devaluation from the owners of 36 Angmering Lane.
- Central part of the building should be reduced as it is clearly visible from the central part of the neighbouring garden at 38 Angmering Lane.

Comments on Representations received:

Comments on Parish Response:

Noted.

Comments on Letters of representation:

A distance of some 10m maintained to the rear boundary is a more than acceptable distance to mitigate any adverse impact upon the neighbouring properties. A reduction in council tax is not a material planning consideration nor is the proposed legal challenge to recover any loss of value to neighbouring properties. Nevertheless the proposal is not considered to detract from any adjoining sites given its use, single storey nature and distance maintained from boundaries. The site is not located within a designated flood zone.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation Applicable to Site:

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV19](#)

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS

East Preston Village Design Statement by E P
Parish Council

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 application seeks permission for a single storey rear extension to accommodate an indoor swimming pool, sauna, associated stores and changing rooms.

The extension being single storey and sited to the rear elevation of the dwelling means that it would not be readily visible within the street scene, therefore having no impact upon the character and appearance of the established locality.

The proposal would result in a large rearward projection extending along the northern boundary of the site shared with No.34 Angmering Lane. Whilst this projection would be some 23m in length, given its single storey nature with the roof pitched away from the east boundary at a height of 2.7m and a distance of some 1.5m being maintained from the boundary the addition is not considered to be detrimental to the amenity of the neighbouring property by way of an overbearing impact or loss of light.

In the absence of any detrimental impact upon visual or residential amenity 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. 44/01; 44/02; 44/03; 44/05; 44/06; 44/04; 44/07 and 44/08.

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 building.

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: 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.