

Recommendation Report

Application No.

EP/75/13

Committee ☐

:

Date

Delegated ☒

Recommend Permission ☒

Recommend Refusal ☐

	Date	Signature
Prepared by Case Officer	01/08/13	
Agreed by Team Leader	2/8/13	
Agreed by H.O.P.S / P.C.M. (if required)		
Committee Plans		

Comments:

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE **COPY CONSENT**

Application Ref: EP/102/05/

1 To Addressee

Mr T E Unsted
RBS House
59-61 Sea Lane
Rustington
West Sussex
BN16 2RQ

2 Site Address

Little Thatches
34 Tamarisk Way
East Preston

3 Description of Development

Proposed first floor rear extension over existing ground floor footprint

- 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.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Miss K Brocklebank

5th October 2005

Decision Notice Issued: 5th October 2005

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	Proposed first floor rear extension over existing ground floor footprint. Little Thatches, 34 Tamarisk Way, East Preston.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed first floor extension with mansard roof over measuring approximately; 13.2m in width, 7m in depth with a maximum height of 5.5m and rebuilding of store on the ground floor on the same footprint.
SITE AREA	2014 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fencing and dense screening provided by approximately 3m high foliage along the rear boundaries. <i>Approx 1.2m fencing to front with 0.6m</i>
SITE CHARACTERISTICS	Two storey detached dwelling with white painted brick tiles hung detail, thatched half-hipped roof and attached garage below proposed extension. The property has had a number of additions made in the past. <i>Well screened from street</i>
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of a mixed style of large detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/148/88	Garage/boat store.	Approved conditionally 25-07-1988
EP/95/89	Swimming pool enclosure.	Approved conditionally 11-09-1989
EP/79/90	New detached garage and sauna addition to swimming pool.	Approved 01-10-1990

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

*green hedging behind to approx 2.5-3m in height. Trees behind
by boundary treatment*

PLANNING APPLICATIONS REPORT

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East Preston Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

** green roofing behind to approx 2.5 - 3m in height. Max behind.
* By Boundary Treatment*

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

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 / ID/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 legislative background.

CONCLUSIONS

The proposed extension is to go over an existing flat roof extension and will utilise materials to match that which exist on the property. The proposal is considered to be of acceptable design and scale; it is visually integrated with the existing building using leaded light windows to match that which exist. Further, it is considered to be visually subservient and as such would not have an adverse overshadowing or overbearing affect on neighbouring properties.

CONCLUSIONS

The boundary screening currently in place is very dense and is substantial in height, particularly along the north boundary. Further the property and those which surround the site are set in large plots, the nearest development to that which is proposed is approximately 15m away, therefore any overlooking that may occur is considered to be of a minimal and acceptable nature.

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, the development will not be obtrusive in the street scene as there is dense screening to the front of the property shielding it from view along Cross Lane, nor would it conflict with the established character of the residential area as neighbouring properties of a similar style have rooms in the roof and dormers.

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

EP/48/10/

PLANNING APPLICATION REPORT

REF NO: EP/48/10/

LOCATION: Little Thatches
34 Tamarisk Way
East Preston

PROPOSAL: Renewal of unimplemented planning permission ref: EP/102/05/ for proposed first floor rear extension over existing ground floor footprint

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 2014 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high close boarded fencing and dense screening provided by approximately 3m high foliage along the rear boundaries. Approximately 1.8m high timber fencing to front supplemented with evergreen hedging approximately 3-3.5m high.
SITE CHARACTERISTICS	2 storey detached dwelling with which painted brick and tile hung elevations, thatched half hipped roof and attached garage below proposed extension.
CHARACTER OF LOCALITY	Residential area, private estate. Mix of types and styles of detached properties within the locality.

RELEVANT SITE HISTORY

EP/148/88	Garage/boat store	Approve Cond 25-07-1988
EP/95/89	Swimming pool enclosure	Approve Cond 11-09-1989
EP/79/90	New detached garage and sauna addition to swimming pool	Approve 01-10-1990
EP/96/97	Outline application for extension at first floor level to existing dwelling house	Refused 25-06-1998

EP/48/10/

EP/102/05/

Proposed first floor rear extension over
existing ground floor footprint

Approve Cond
05-10-2005

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 the built-up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

SEPCC6

Sustainable Communities and Character of the
Environment

Arun District Local Plan:

GEN2

Built-up Area Boundary

GEN7

The Form of New Development

DEV19

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

EP/48/10/

amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: CC6

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.

Damian Sullivan

From: Damian Sullivan
Sent: 18 July 2013 09:43
To: 'East Preston Parish Council (SC)'
Subject: RE: EP/75/13

Morning Simon,

Thanks for your e-mail. I do not considered that the double garage is proposed – this is only for a first floor rear extension. I take your point regarding EP/102/05 but the garage does not appear to be for consideration in the submitted plans.

Hope this helps. If you need to discuss further, please call me on (01903) 737888.

Kind Regards,

Damian Sullivan
Planner (East)
Arun District Council

From: East Preston Parish Council (SC) [REDACTED]
Sent: 17 July 2013 12:36
To: Damian Sullivan
Subject: EP/75/13

Hello Damian,

On the drawing for this Application, a “proposed double garage” is shown, although not highlighted. Condition 2 of the decision on EP/48/10 says: “This permission relates to the following approved plans of EP/102/05; Drawing No. 05/2975/1 and 05/2975 additional.”. So please could you clarify whether the garage still proposed or not?

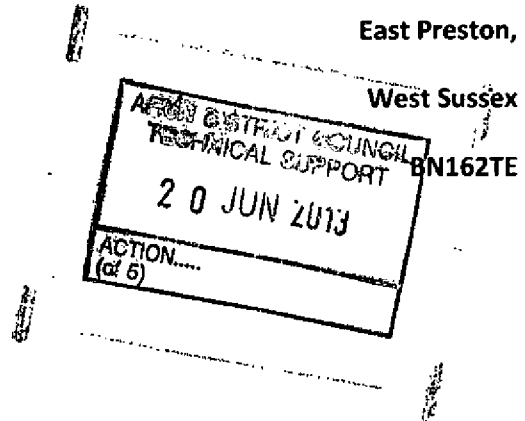
Thanks,

Simon Cross - Clerk to the Council

East Preston Parish Council
Council Office
122 Sea Road
EAST PRESTON
West Sussex
BN16 1NN

[REDACTED]
eastpreston.arun.gov.uk
www.facebook.com/EastPrestonParishCouncil

Little Thatches,
34, Tamarisk Way,
East Preston,
West Sussex
BN162TE



To the Director of Planning
Arun District Council,
Littlehampton.

June 18 2013

Application for Renewal of existing Planning Permission Little Thatches, BN16 2TE. EP/48/10

Dear Sir or Madam,

I enclose my application to renew the existing planning permission for the above property
(which we own). Current planning permission expires on July 2 of this year.

I enclose completed application form X 3

Site Location x 3

Architectural drawings and details x 3

Please let me know if i have missed anything out.

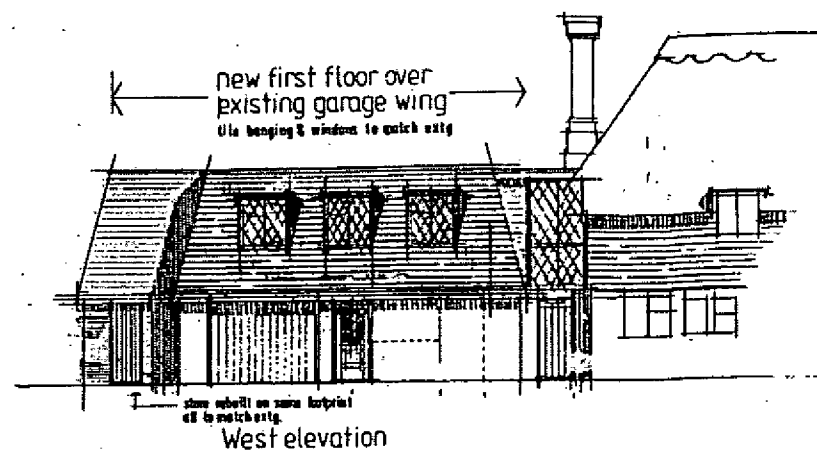


Penny (and Mitchell) Symons

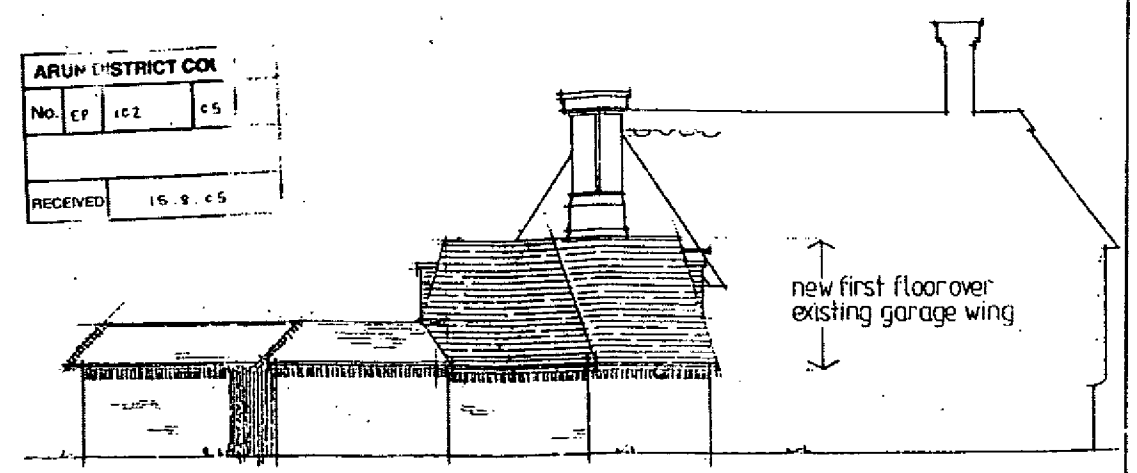


NB (cheque enclosed for £57.00 fee)

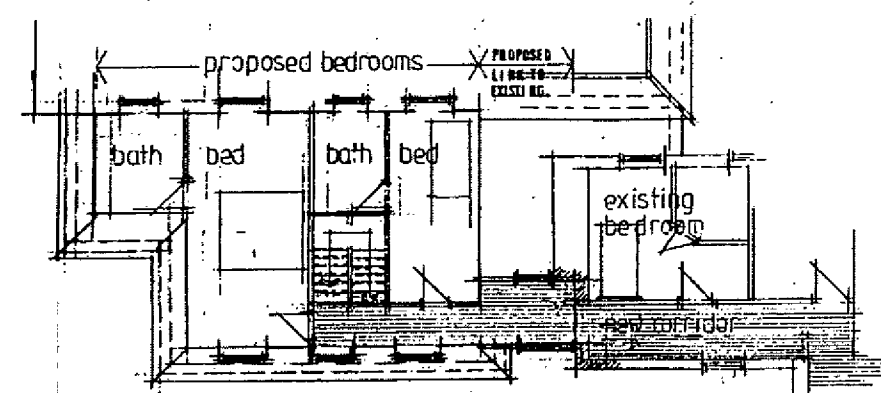
ARUN DISTRICT COUNCIL			
NO.	EP	102	C5
RECEIVED		16.9.05	



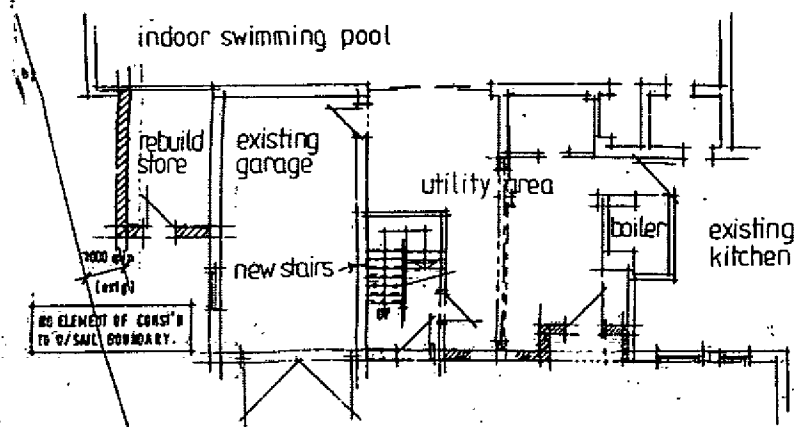
West elevation



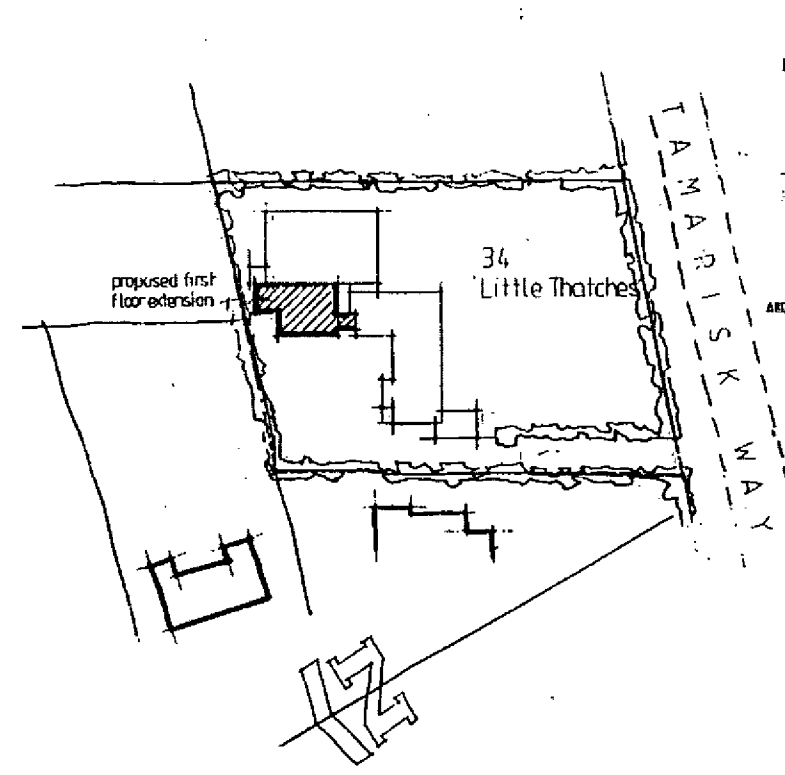
North elevation



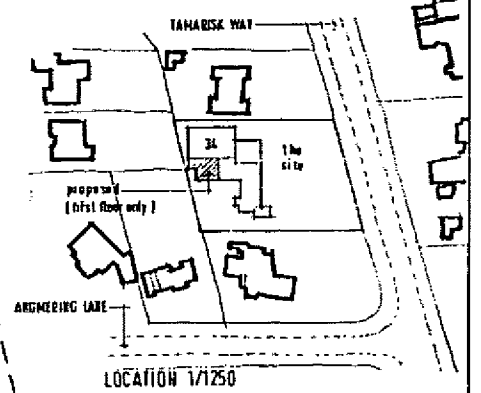
First floor plan



Ground floor plan (EXISTING FOOTPRINT)



BLOCK PLAN 1/500



TREVOR E. UNSTED LTD

RUE HOUSE - 59, 61 SEA LANE, BUXTON, N. DEVON - EX16 1JH
SUSSEX - BN19 2RQ - TELEPHONE: 01903 850090

Client: MR & MRS. M. SYMONS.

Project: FIRST FLOOR REAR EXTN: LITTLE THATCHES;
34, TAMARISK WAY, EAST PRESTON;
W/SUSSEX. BN 16; 2TE

Drawing

Scale: 1:100

Date: MAY 2005

Drawn: 18.8.05

Copyright

Drawing no.

05/2975/1

Revisions

The contractor must check all dimensions and levels on site and re-dimension areas as detailed from drawings.
It is the contractor's responsibility to ensure compliance with all statutory authority requirements, carry out works with total regard to existing and retained structures, works and materials to latest CPD.
Drawing to be used in strict accordance with engineer's information where applicable.
All structural timber C16 unless otherwise noted. All structural and external timber pressure impregnated with preservative, cut and site matched with Caprol.
Local authority to witness satisfactory test on all new and affected foundation drainage.