EP/81/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Rooms in the roof with rear dormer and roof extended to form half gable. 96 North Lane, East Preston.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed loft conversion including roof extension and rear dormer.
SITE AREA	374 square metres approximately.
TOPOGRAPHY	Predominantly flat, site slightly raised above street level.
TREES	None affected by this application.
BOUNDARY TREATMENT	1m high walling and flower bed to front and 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Semi detached bungalow with red/brown brick elevations, hipped roof with red/brown tiles and large flat roof rear extension.
CHARACTER OF LOCALITY	Residential area on a main road, the existing development is a mix of bungalows, chalet properties and two storey detached and semi detached properties. The street has a pavement on the north side of the road and the front boundaries are predominantly low hard treatment and or soft treatment.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

EP/81/07

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
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 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 on a main road; the existing development is a mix of bungalows, chalet properties and two storey detached and semi

CONCLUSIONS

detached properties. The street has a pavement on the north side of the road and the front boundaries are predominantly low hard treatment and or soft treatment.

The proposal seeks planning permission for a roof extension to form a gable on the east elevation and a rear dormer. The proposed extension is considered to be of an acceptable design and scale in relation to the main dwelling and the surrounding plot size. The increase volume is such that it is considered to maintain visual subservience to the main dwelling. The roof extension and dormer combined with the orientation of the dwelling in relation to neighbouring properties is considered unlikely to give rise to adverse overshadowing or cause an overbearing.

There are similar examples of roof dormers on other neighbouring dwellings, the adjoining dwelling number 98 has a similar rear dormer and the side dormer gives a similar visual affect to that of the proposed gable. It is considered prudent to condition that the tiles on the gable and the cheeks of the dormer match those existing on the property and to aid the proposals visual integration and encourage it to sympathetically relate to the main dwelling. The dwellings to the rear of the site are over 45m away and as such it is not considered that the dormer would give rise to adverse overlooking to any neighbouring dwelling.

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, nor would it conflict with the established character of the residential area.

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

RECOMMENDATION EP/81/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: EP/81/07/

1 **To Addressee**

2 **Site Address**
96 North Lane
East Preston

3 **Description of Development**
Rooms in the roof with rear dormer and roof extended to form half gable

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 roof extension and cheeks of the dormer 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.

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, 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: Miss K Brocklebank