

PLANNING APPLICATION REPORT

REF NO: EP/81/09/

LOCATION: 58 Vermont Drive
East Preston

PROPOSAL: Demolish existing conservatory. Erect single storey rear extension comprising of sun room, dining area & internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Existing conservatory to the rear elevation to be removed. The rear gable roof extension is to measure approximately 3.5m x 7.1m x 5.6m high.
SITE AREA	Approximately 573 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the front of the site. Close board wooden fencing to northern side boundary approximately 1.8m high. Southern boundary has hedging approximately 1.8m high and a block wall wall approximately 1.6m high.
SITE CHARACTERISTICS	Detached single storey property. Red brick and render elevations. Gable pantiled roof, detached garage to the side of the property adjoining the neighbouring garage. Conservatory to the rear elevation.
CHARACTER OF LOCALITY	The site is located at the end of a cul-de-sac, surrounded by residential properties. The road is characterised by detached single storey properties. 2 storey properties to the south of the site overlook site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objections

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:

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 than in accordance with the Development Plan or legislative background.

CONCLUSIONS

The proposed application seeks permission for a single storey pitched gable roof extension to the rear of the property. The addition therefore will not be readily visible within the street scene and will not result in unacceptable impacts upon the character and appearance of the surrounding residential area.

The proposed pitched gable roof of the extension is to be approximately 0.4m below the existing ridge height of the property, the eaves height is to match that of the existing building and the use

of materials are to match that of the existing. It is therefore considered that the development will appear visually integrated to the dwelling and the scale ensures that it maintains subservience.

The orientation of the dwelling is angled away from the direct neighbours No.56 and 60. It is noted that the proposed extension is to be further from the boundary than that of the existing dwelling, therefore it is considered that the development will not result in a loss of amenity to the neighbouring properties by way of the overbearing affect or loss of light. The proposal includes fenestrations within both the side and rear elevations. The fenestrations are not considered to give rise to overlooking given the existing boundary treatment screening direct views of the neighbouring amenity. The proposal includes roof lights within the side roof elevations, which are to be approximately 3m to the sill height from the finished floor level and therefore will be to allow light into the extension and will not result in overlooking of the neighbouring properties.

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 **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

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.