EP/86/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Conservatory. Yeomans Folly, 11 The Drive, East Preston.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will be located to the southwest of the dwelling, and will measure approximately; 3.8m in width and 3.4m in depth with a hipped roof to a maximum height of approximately 3.5m.
SITE AREA	Approximately 0.062ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Various small trees that will be unaffected.
BOUNDARY TREATMENT	The rear garden is kept by shrubs and trees up to approximately 5m.
SITE CHARACTERISTICS	A 1½ storey detached dwelling formed of cream painted render with a timber board upper. The roof is pitched and formed of red plain tiles with various gables and a front dormer.
CHARACTER OF LOCALITY	The site lies on the corner of two residential roads comprising 1 and 1½ storey detached dwellings of individual style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	No objection.
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

EP/86/06/

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, 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

Noted.

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 the visual amenities of the locality or the 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

This proposed conservatory is to be located to the southwest of the dwelling, close to the neighbouring boundary. It is considered to be visually subservient and is not considered to be out of character with either the existing dwelling or surrounding area due to the presence

EP/86/06/

CONCLUSIONS

of various other extensions and conservatories in the vicinity.

It is accepted that this conservatory will project closer to the highway than the original dwellinghouse, but it is not considered to be obtrusive on the street scene due to the presence of adequate boundary screening.

In terms of neighbouring residential amenity, it is accepted that this conservatory will project close to the neighbouring boundary of No. 5 The Way, but it is not considered to cause any adverse effects by way of overlooking, overbearing or overshadowing due to the presence of adequate boundary screening. Further, it will be located at an oblique angle to the neighbouring dwelling.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

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

EAST PRESTON EP/86/06/

Conservatory

Yeomans Folly
11 The Drive
East Preston

RECOMMENDATION

Approve Conditions

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 This permission relates to the plans as submitted and amended by substitute elevation and floor plans dated 2nd August 2006.

Reason: For the avoidance of doubt.