

PLANNING APPLICATION REPORT

REF NO: EP/86/09/

LOCATION: 5 Vermont Way
East Preston

PROPOSAL: Proposed single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.13 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick wall approximately 1m high to front, supplemented by hedging approximately 1m high. To the rear there is close boarded fencing approximately 1.8m high, supplemented by hedging in excess of 2m in height.
SITE CHARACTERISTICS	The site is a two storey semi-detached dwelling of a mock Tudor style, with a plain tiled pitched and hipped roof, rough rendering and black timber framed leaded windows.
CHARACTER OF LOCALITY	The site is located in a predominantly residential road, which is dominated by bungalow dwellings.

RELEVANT SITE HISTORY

EP/138/05/	Single storey rear extension.	Approve Cond 22-12-2005
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REPRESENTATIONS

Representations received:

East Preston Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

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 and/or legislative background.

CONCLUSIONS

This application seeks to demolish an existing single storey extension in order to construct a larger replacement, to the rear of 5 Vermont Way. The proposed extension would measure approximately 9.3m in width, 6.5m in depth, reaching a maximum height of approximately 4.2m.

The proposed extension would have a brick plinth wall with rough rendered elevations to match those of the existing dwelling. The extension would have a false hipped roof, with two lantern lights located within the flat roof space.

It is therefore considered that by reason of its scale, design and materials, the proposed

extension would be in keeping with the character and appearance of the existing dwelling and as such would not have a significant effect on the visual amenities of the locality.

The single storey nature of the proposed extension is such that it is not considered to have an overbearing impact on the occupiers of neighbouring dwellings. Further, the extension would not include the addition of any windows on its side elevations, therefore it is not considered that it would have a materially adverse impact on the residential amenities of the occupiers of adjacent properties by giving rise to overlooking.

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.