

PLANNING APPLICATION REPORT

REF NO: EP/95/10/

LOCATION: 7 Somerset Road
East Preston
Littlehampton

PROPOSAL: Demolition of existing rear extension & construction of enlarged rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approximately 5 metres in length by 2.95 metres in width and 2.9 metres in height.
SITE AREA	Approximately 370 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear garden of the site is enclosed by approximately 1.8 metre high timber fencing with additional hedging, particularly on the western boundary. Part of the western boundary is marked by the flank wall of a conservatory at the neighbouring property.
SITE CHARACTERISTICS	The site is occupied by a terraced two-storey which has brown brick elevation walls and a tiled, pitched roof. There is a single-storey brick lean-to extension to the rear as well as a single-storey flat roof timber extension.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by terraced and semi-detached dwellings which are set slightly back from the road. Properties on the north side of the road have long, narrow rear gardens and single-storey rear projections are a feature of the original buildings.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV19](#)
[GEN2](#)

The Form of New Development
Extensions to existing residential buildings
Built-up Area Boundary

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

The proposed extension would be positioned entirely to the rear of the existing two-storey dwelling and would therefore have no visual presence on the street scene. Further, single-storey rear extensions are a common feature on the street and an extension of a similar scale has been made to the neighbouring property to the west, No. 6 Somerset Road. Paying regard to these matters, it is considered that the proposal would not have an adverse impact upon the character and appearance of the surrounding area. It is noted that East Preston Village Design Statement encourages extensions in this area to be located to the rear so as to not affect the frontage of buildings.

The proposed extension is considered to relate sympathetically towards the existing building in terms of design and scale. Its single-storey height and modest proportions will ensure that it maintains visual subservience towards the existing building. The proposal will continue the eaves and ridge height of the roof over the existing single-storey brick extension to the rear, helping to assimilate it with the existing building. It is considered that this would be an improvement on the existing timber extension that will be replaced and will result in a less cluttered appearance to the rear of the property.

Although the proposed extension will be built up to the western site boundary, it will be entirely alongside the flank wall of a conservatory built at the neighbouring property and will be of a similar height to it. As such, it is considered that the proposed structure would not appear overbearing nor cause harmful levels of overshadowing towards neighbouring properties. Additionally, any views from the windows of the proposal towards neighbouring properties will be interrupted by existing site boundary treatment and, therefore, it is considered that no intrusive levels of overlooking will occur.

It is therefore recommended that the application is 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 This permission relates to the following approved plans:-

OS Sitemap;
Chorley 01;
Chorley 02;
Chorley 03;
Chorley 04;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.