

PLANNING APPLICATION REPORT**REF NO:** F/7/11/**LOCATION:** 1 Northwood Cottages
Burndell Road
Yapton**PROPOSAL:** Alterations to roof at rear of property**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves the conversion of an existing catslide roof slope to the rear of the property into a gable end, creating further floor space at first floor level.
SITE AREA	Approximately 625 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear of the site is enclosed by an approximately 1.8 metre high concrete and brick wall.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling that has brown brick elevation walls and a tiled, gable roof which has a catslide slope to ground floor window head level to the rear. A two-storey extension and garage has been added to the western elevation. A single-storey extension has been added to the rear.
CHARACTER OF LOCALITY	The site is located within the built-up area on a main road which is characterised by a linear development of detached and semi-detached residential dwellings of a variety of designs and scales. The plots of these dwellings back onto open fields and countryside.

RELEVANT SITE HISTORY

F/25/87	Garage with bedroom over	Approve Cond 21-12-1987
F/7/93	Alterations to kitchen roof	Approve Cond 30-04-1993

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:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 conflict with relevant Development Plan policies in that it not appear visually integrated towards the existing dwelling and would be the cause of an unacceptable level of overshadowing towards 2 Northwood Cottages.

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 works are concentrated towards the rear of the dwelling and the ridge height of the altered roof will be no greater than that of the existing main roof. This will result in the works being largely unseen from the road and it is not considered that the proposal will have any significant impact upon the established character and appearance of the surrounding area.

However, it is considered that the proposal does not relate sympathetically towards the existing dwelling as it will result in a number of conflicting roof slopes and forms and, given the amount of extensions and alterations already present on the site, would create a cluttered appearance with poor visual integration, in direct conflict with Arun District Local Plan Policy DEV19.

Additionally, the first floor extension will be positioned alongside the site boundary, shared with 2 Northwood Cottages, and it is considered that a two-storey element, projecting this far towards the rear of the site would bring about an unacceptable level of overshadowing towards first floor windows on the rear elevation of 2 Northwood Cottages and, as such, is an example of an unneighbourly form of development.

It is therefore recommended that the application is refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposed extension by reason of its size and design would conflict with the design of the existing building, failing to visually integrate with the dwelling and appearing awkward in its setting. The lack of visual integration, combined with the number of extensions already made to the original dwelling, would create a cluttered appearance. The proposal therefore conflicts with policies GEN7 and DEV19 of the Arun District Local Plan.
- 2 The proposed extension, due to its height and its positioning alongside the boundary of the site shared with 2 Northwood Cottages would be detrimental to the amenities of the occupiers of that property by way of causing unacceptable levels of overshadowing towards first floor windows on the rear elevation of 2 Northwood Cottages and is therefore in conflict with policies DEV19 and GEN7 of the Arun District Local Plan.