

PLANNING APPLICATION REPORT

REF NO: K/6/09/

LOCATION: 70 Golden Avenue
East Preston

PROPOSAL: 2 storey extension & first floor extension over existing garage to front
(Amendment to previously approved K/31/08)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The retrospective amendments to the previous application replaces the approved hipped roofs of the extension with gable roofs, the change of material used for the side screening of the rear balcony from a brick wall to be obscure glass with the railings to be in clear glass, and the fenestration within the front first floor extension to be replaced with double doors to open onto a balcony.
SITE AREA	Approximately 788 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The rear garden is enclosed by approximately 1.8 metre high timber fencing which is fronted in many places by hedging and shrubs
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has red/brown brick elevations with green Weatherboard cladding at first floor level. The roof is tiled and gabled. Flat roof porch to front elevation. To the rear there is an attached conservatory. Decking area from rear extension.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached two-storey dwellings with off-street parking and an open appearance. Properties are set back from the road which has no formal pavement.

RELEVANT SITE HISTORY

K/31/08/	2 Storey rear extension and first floor extension over existing garage to front.	Approve Cond 11-11-2008
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REPRESENTATIONS

Representations received:

Kingston Parish Council

No objection; providing that any changes to the brick work is in keeping with the surrounding area.

Comments on Representations received:

Comments 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 retrospective application seeks permission for amendments to the previously approved application K/31/08. The site is located within the built-up area boundary in which development is acceptable in principle.

The gable roof section relates sympathetically to the gable roof of the main building and is considered to enhance the appearance of the extension to that of the previously approved hipped roof. The proposed changes to the balcony screens are not considered to detract from the appearance of the dwelling and the obscure glass screen on the north elevation of the balcony will appear less bulky in its appearance on the side elevation of the property.

The proposed balcony on the front elevation is to face onto the front garden and highway with the surrounding properties having open plan front gardens which are viewed as part of the street scene. Therefore the proposed balcony is not considered to give rise to overlooking of the neighbouring amenity. The proposed obscure glazed screening on the north elevation of the rear balcony is considered to screen direct views of the neighbouring garden No.68 to the north as did the previously approved brick screening, and will therefore not give rise to demonstrable overlooking of the neighbouring amenity.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 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.