PLANNING APPLICATION REPORT

REF NO: **M/13/08/**

LOCATION: 3 Chalfont Close
Middleton on Sea
Bognor Regis

PROPOSAL: Proposed single storey extension to rear of property

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be approximately 6.8 metres in length by approximately 1.8 metres in width and will stand at a height of approximately 2.9 metres.
SITE AREA	Approxiamtely 647 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear garden of the property is enclosed by approximately 1.8 metre high close boarded timber fencing. There is a row of trees behind the fence on the rear (southern) boundary of the site which are approximately 4-5 metres high.
SITE CHARACTERISTICS	The site is occupied by a detached gable roof two storey dwelling. The elevations are finished with red brick with tile hang sections at first floor level on the flank walls. There is an attached flat roof garage on the western elevation of the property as well as an existing single storey flat roof extension which is positioned to the rear of the building.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is typified by detached two storey residential dwellings a number of which have had conservatories and/or extensions added to the side/rear.

RELEVANT SITE HISTORY

Reference	Description	Decision

REPRESENTATIONS

Representations received:

Middleton Parish Council

Middleton 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:
(NOT REQUIRED FOR CLE/CLP)

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC1	Locational Strategy
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

The proposed extension will be far lower than the roofline of the main two storey dwelling and will be positioned to the rear of the property. As such, it will not be visible from the street scene and therefore there will not be the possibility of any demonstrable adverse impact towards the established street scene. Further, it is noted that many nearby dwellings have

similar or larger rear extensions and therefore the proposed work is considered in-keeping with the area.

It is considered that the proposal will relate sympathetically towards the main building in terms of both design and scale. The extension will be built to the same height and depth as the existing flat roof extension that it will be connected to. This will ensure that there is a uniform appearance to the additions made to the house. Further the heigh, being much lesser than that of the main dwelling, is considered to ensure that the proposed extension will appear subservient in relation to the main building. Is in considered that the visual integration of the proposal at the site would be further advanced by it having the same appearance as the main building. It is therefore considered prudent to attach a condition requiring the proposal to be constructed of external materials that match those used on the main building in terms of texture and appearance.

The western elevation of the proposal will adjoin the existing rear extension at the property which will screen it entirely and therefore the proposed works will not produce any additional overlooking, overshadowing or overbearin affect towards neighbouring properties to the west. The proposal, due to its single storey nature, will be well screened from neighbouring properties to the south and east by the approximately 1.8 metre high boundary treatment with additional vegetation screening. The single storey height of the proposal will ensure that it does not appear overbearing towards any neighbouring residents. There will be windows on the south elevation of the proposal but it is considered that at ground floor level views towards neighbouring properties will be screened.

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

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 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

STRUCTURE PLAN: LOC1, DEV1

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.