PLANNING APPLICATION REPORT

REF NO: **P/103/09/**

LOCATION: 43 Sea Lane
Pagham

PROPOSAL: Resubmission of approved application (P/41/08/) for changes to the fenestration and roof tiling for the proposed rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.123 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	A close boarded fence runs along both sides of the site towards the property, whilst there is a hedge approximately 3.5m high running along the sides at the rear end of the garden. A close boarded fence approximately 1.8m high forms the rear boundary of the property.
SITE CHARACTERISTICS	The site is a detached chalet style property with cream rough render to the lower levels and cladded upper. The dwelling has a gabled front and concrete tiled roof.
CHARACTER OF LOCALITY	The site is located in a residential road where detached chalet style properties are predominant.

RELEVANT SITE HISTORY

P/100/06/	Outline application for the erection of two bungalows	Refused 18-09-2006 **Appeal: Dismissed 23 02 2007**
P/112/07/	Proposed new bungalow to the rear of 43 Sea Lane	Refused 08-11-2007
P/162/68	Outline two dwellings	Refused 20-11-1968

P/84/08/	Revised planning application for the erection of 1 no. new bungalow (resubmission of P/112/07).	Refused 22-08-2008 **Appeal: Dismissed 14 05 2009**
P/76/08/CLP	Application for a Certificate of Lawfulness for Proposed Development - rear detached leisure annexe	Withdrawn 11-09-2008
P/141/08/	Rear single storey extension, new porch and re-cladding of external walls.	Approve Cond 20-01-2009
P/4/09/CLP	Application for a lawful development certificate for a proposed use - rear detached swimming pool building	PP Required 04-03-2009
P/89/09/DOC	Application for discharge of condition no. 2 in relation to P/141/08/	DOC File Closed 05-11-2009
P/4/76	Enlarge bedroom area at 1st floor new porch garage covered way and dormer windows	Approve Cond 10-02-1976

REPRESENTATIONS

Representations received:

Pagham 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
Tree Preservation Order

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 is a re-submission following the grant of planning permission P/141/08. This amended scheme seeks to make no alterations to the size or height of the approved extension, but to make changes to the fenestration.

The application seeks to include an additional door on the side elevation, and to replace the two no. 3 panel folding doors on the rear elevation with two no. French doors. These changes are considered to be so minor so as not to have a significant effect on the visual or residential amenities of the locality.

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 This permission relates to the following approved plans; block plan, location plan, proposed floor plans and elevations received 9th November 2009.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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

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.