APPLICATION REF P/134/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	New front dormer window and single storey utility extension, 50 Abbotsbury, Pagham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed front dormer will measure approximately 1.7m in length, 2.5m in depth and 1.7m in height. The proposed utility room extension will measure approximately 2.4m in length, 3.6m in depth and will be 3.3m in height.
SITE AREA	Approximately 270 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	The front boundary is open to the highway, part of the side close boarded fencing between Nos 48 and 50 has temporarily been taken down, close boarded fencing approximately 1.8m to rear and side boundaries.
SITE CHARACTERISTICS	Single storey detached bungalow with brown brickwork, white PVCu windows and a brown tiled roof.
CHARACTER OF LOCALITY	Residential area comprising similar style semi-detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/54/06	Loft conversion and alterations comprising first floor bathroom and en-suite bathroom, new entrance porch and conservatory.	Approved/Conditionally 20-05-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

APPLICATION REF P/134/06

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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

A previous application P/54/06 for the loft conversion with a rear dormer and front velux was recently approved. The proposed front dormer on the western elevation of the building is considered to be visually subservient to the main building due to its size and design. There are several properties in Abbotsbury that have front dormers namely Nos 29, 32 & 36 and the dwellings opposite in The Court have front dormers.

The proposed single storey side extension will be sited on the south side boundary with the neighbouring property No 48 and will be set back from the front of the building by approximately 5.3m and the front boundary by approximately 15m. The neighbouring property No 48 has an entrance door, kitchen door and glazed window on the side elevation that fronts the proposal. Due to its single

APPLICATION REF P/134/06

CONCLUSIONS

storey height, the absence of windows on the south side elevation and adequate boundary screening it is not considered that the proposal would detrimentally impact upon this property by way of overbearing effect and overshadowing.

Therefore, having taken the above factors into consideration, it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Furthermore, it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

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

PAGHAM P/134/06/

New front dormer window and single storey utility extension

50 Abbottsbury
Pagham

RECOMMENDATION

Approve Conditions

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 No windows shall be constructed in the south side elevation of the extension hereby permitted which adjoins the side boundary with No 48 Abbotsbury without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

3 This permission relates to the plans as submitted and amended by substitute plan dated 10th November, 2006.

Reason: For the avoidance of doubt.