P/27/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed First Floor Roof Conversion to Provide Dressing Room and En-Suite 12 The Crescent, Pagham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to provide a dormer window in the front elevation of the property to enable 2no. bedrooms and en-suite and dressing room to be created at first floor level.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	Open site frontage
SITE CHARACTERISTICS	Semi-detached dwelling. Brick elevations, pan tile roof. Small dormers in front. 16 + 8 + 1 have front dormers enlarged almost identical in size and design to the proposal.
CHARACTER OF LOCALITY	Predominantly residential characterised by semi detached properties of similar design set back from road frontage.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water Services	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Permitted Development Restriction

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : GEN7, CH1
Arun District Local Plan : DEV1

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to outline the relevant development control 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 there would be no materially adverse effect on either visual or residential amenity or the character of the 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 dormer extension to the front of the dwelling would be almost identical in size and design to those at numbers 16, 8 and 1.

It would not result in a material loss of privacy since the windows would look into front gardens.

In terms of visual amenity, the dormer would not look out of place in the street scene. It would reflect the appearance of other properties in the cul-de-sac and would not therefore appear as a bulky or discordant feature. Its height would not exceed that of the existing high level windows in this elevation and it would be set below the ridge of the roof. The application is therefore recommended for approval subject to the conditions set out overleaf.

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Proposed first floor roof conversion to provide dressing area and ensuite.

12 The Crescent
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 The materials and finishes of the external walls of the dormer window 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.

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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: DEV1

LOCAL PLAN: GEN7,DEV1

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.