

PLANNING APPLICATION REPORT

REF NO: P/51/09/

LOCATION: 98 Church Way
Pagham

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 675 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. A brick wall approximately 1.8 metres high lines the north eastern (side) boundary, whilst the majority of the rear garden is surrounded by a close boarded fence approximately 1.8 metres high.
SITE CHARACTERISTICS	The site is a single storey detached bungalow with elevations and a pitched concrete tiled roof.
CHARACTER OF LOCALITY	The site is located in a residential road of predominantly bungalow dwellings of a similar style.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

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
Permitted Development Restriction

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 seeks to demolish an existing extension in order to construct a single storey replacement extension to the rear of 98 Church Way, Pagham. The proposed extension would measure approximately 4.1m in depth, 6.9m in width, with a pitched roof reaching a maximum height of approximately 4.5m.

The proposed extension would have brick faced elevations, with white upvc cladding on the upper gable end. It is therefore considered that by reason of its scale, design and materials, the proposed extension would be in keeping with the existing dwelling. As such it would not have a significant effect on the character and appearance of the surrounding area.

The single storey nature of the proposed extension is such that it is not considered to have a significantly detrimental effect on the residential amenities of the occupiers of neighbouring dwellings by way of being overbearing. Whilst the proposed extension would include several additional windows, these would be located at ground floor level and as such would not give rise

to overlooking.

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 **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.