

APPLICATION REF: WA/20/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Demolish existing garage and utility room and construct single storey extension, Downs Cottage, Avisford Park Road, Walberton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension measures approximately 4.2m in length, 12.4m in depth and 3m in height.
SITE AREA	Approximately 0.23 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.5m in height + wooden entrance gates, east and west side boundaries hedging approximately 1.8m-2m in height. Rear south boundary has close boarded fencing + hedging approximately 2m in height, east and west side boundaries hedging approximately 2m in height.
SITE CHARACTERISTICS	Two storey property with single storey extension on the rear. The walls have reddish brown brickwork, white PVCu windows with a red tiled roof. Wooden shed and child's play house in rear garden.
CHARACTER OF LOCALITY	Detached two storey properties of different styles and designs with a rural character. Field to the north of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WA/83/05	Demolish existing garage and utility room and construct two storey extension.	Approved/Conditionally 12-10-2005.
WA/55/06	Single storey extension.	Approved/Conditionally 04-07-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

APPLICATION REF: WA/20/07

DESIGNATION APPLICABLE TO SITE

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, LOC2, DEV1
 Arun District Local Plan : GEN3, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPS7 - Sustainable Development in Rural Areas

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 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 property is set back from the road frontage by approximately 44m and the existing garage will be demolished and the proposed extension will be sited on the front and eastern side of the dwelling. The extension will not project forward of the existing building and will be approximately 1m from the eastern side boundary with the neighbouring property 'Foxgloves'. It is considered that the proposed extension is sympathetic in design and will be visually subservient to the main building.

APPLICATION REF: WA/20/07

CONCLUSIONS

The proposal shows a landing window at first floor level on the east side elevation of the dwelling but this is considered to be "Permitted Development" and does not form part of this application.

The proposed extension has a window on the eastern side elevation that serves a wc but due to its single storey height and adequate boundary screening it is not considered that this would detrimentally harm the occupiers of the neighbouring property 'Foxgloves' by way of overlooking and loss of privacy.

Furthermore, with adequate distances to neighbouring properties to the east and west 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 proposed extension would be obtrusive in the context of the street scene nor would it compromise the rural character of the area.

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

WALBERTON

WA/20/07/

Demolish existing garage and utility
room,construct single storey extension.

Downs Cottage
Avisford Park Road
Walberton

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 This permission relates to the plans as submitted and amended by substitute plans dated 5th March, 2007.

Reason: For the avoidance of doubt.

