

APPLICATION REF: WA/69/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Rear kitchen extension, 15 Henty Close, Walberton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed kitchen extension measures approximately 6.3m in length, 3.6m in depth and 3.2m (maximum) in height.
SITE AREA	Approximately 544 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Flat.
TREES	None.
BOUNDARY TREATMENT	Rear boundary has close boarded fencing + hedging/tree screening approximately 2m-3m in height, west side boundary has conservatory wall of neighbouring property No 11 approximately 3m in height, east side boundary has close boarded fencing + hedging approximately 2m-3m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with attached garage, single storey front and side extension. The property has brown brickwork, white painted render, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Cul-de-sac comprising semi-detached and detached bungalows of similar style and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WA/6/72	Sun lounge.	Approved/Conditionally 08-03-1972.
WA/6/73	Extension.	Permitted Development 24-01-1973.
WA/49/01	Single storey flat roof rear extension.	Approved/Conditionally 10-08-2001.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No comment.

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, 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

Noted.

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

The existing single storey utility room extension on the rear of the property is to be demolished and the proposal is to replace this with a slightly larger extension but sited on the same footprint as the existing. The extension is considered acceptable in size, height and design and visually subservient to the main building.

The neighbouring properties to the rear are approximately 30m away, the neighbouring property to

APPLICATION REF: WA/69/07**CONCLUSIONS**

the east No 17 is approximately 10m from the proposal and the nearest neighbouring property to the west No 11 is 6m away. This property has a conservatory that is sited on the eastern boundary so the proposed extension will not be readily visible above this structure.

Due to its single storey height and adequate boundary screening surrounding the site it is not considered that the proposal would detrimentally harm the residential amenities of any neighbouring property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

Furthermore, due to its rear location it is not considered that this proposal would be obtrusive in the context of the street scene, nor would it conflict with the surrounding residential area.

It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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1**To Addressee****2****Site Address**

15 Henty Close
Walberton

3**Description of Development**

Rear kitchen extension.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

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, 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.

Case Officer: Mrs J Chapman