

PLANNING APPLICATION REPORT

REF NO: WA/74/11/

LOCATION: 21 Orchard Way
Fontwell

PROPOSAL: Breakfast area, porch and log store extension and new pitched roof to garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to add the following additions.
The removal of a conservatory on the north western (side) of the dwelling and its replacement with a breakfast area extension measuring 3.95 metres wide by 5.9 metres deep and situated on the existing front building line. The eaves height will match that of the host property with a ridge height of 4.6 metres above ground level some 1.4 metres below the main ridge.
On the other side elevation a log store will be constructed alongside an existing garage. This will measure 1.9 metres wide and 4.4 metres deep with a mono pitched roof falling to a height of 1.7 metres above ground level at its lowest point.
A porch would be constructed on the front elevation measuring 2.2 metres wide and projecting a similar distance from the main front wall. It would have a small pitched roof over.
The flat roofed garage would have a pitched roof added with the ridge height identical to that of the breakfast area extension.

SITE AREA

Approximately 1250 square metres

RESIDENTIAL DEVELOPMENT DEN

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Western boundary has a 1.8 metre high close boarded fence with 0.2 metre trellis above. Eastern boundary consists of a dense hedge/tree screen and 1.8 metre high close boarded fence.

SITE CHARACTERISTICS

Detached bungalow set in a spacious plot. Property is orientated to reflect perpendicular relationship of neighbouring dwellings.
Dwelling comprises red brick structure under tiled roof.

CHARACTER OF LOCALITY

Cul-de-sac development located south of main A27. Area characterised by mixed development of residential properties of various styles and sizes.

RELEVANT SITE HISTORY

WA/57/75	Extension to rear to enlarge kitchen bathroom and bedroom and side to provide additional bedroom	Approve Cond 29-10-1975
WA/71/75	Extension	Approve Cond 30-12-1975

Noted

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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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

Various extensions and alterations are considered to be both subservient and of suitable design that reflects the character and scale of the host property.

The proposal has no adverse impacts on the character or appearance of the property and given the size of additions, their distance to boundaries and screening are such as to ensure no detrimental effects on neighbouring residential amenity.

It is therefore recommended that the application is 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 The development hereby approved shall be carried out in accordance with the following approved plans: site/location plan, existing ground floor plan, existing elevations, proposed ground floor plans, proposed elevations and roof plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.