PLANNING APPLICATION REPORT

REF NO: **WA/87/10/**

LOCATION: Downs House
(formerly Downs Cottage)
Avisford Park Road Walberton

PROPOSAL: Renewal of unimplemented planning permission WA/83/05 to demolish existing garage & utility room & construct two storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey extension to the east side of the property. The extension measures approximately 4m in width, depth of 10m with a pitched roof of approximately 7.2m (maximum) in height.
SITE AREA	Approximately 0.11 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has hedging + wooden entrance gates approximately 1.2m-1.8m in height, rear has close boarded fencing + hedging approximately 2m in height, east side boundary hedging approximately 3m in height, west side boundary has hedging approximately 2m in height.
SITE CHARACTERISTICS	Two storey property with front bay window, single storey extension has been constructed on the rear, garage on north side linked to house by small utility room. The property has red brickwork on lower level, cream painted render on upper level with a red tiled roof.
CHARACTER OF LOCALITY	Residential area within a rural setting. Surrounding properties are detached predominantly two storey but of various styles and designs. Open land to the north of the site.

RELEVANT SITE HISTORY

WA/83/05/	Demolish existing garage and utility room and construct two storey extension	Approve Cond 12-10-2005
WA/55/06/	Single storey extension.	Approve Cond 04-07-2006

WA/20/07/	Demolish existing garage and utility room,construct single storey extension.	Approve Cond 16-04-2007

REPRESENTATIONS

Representations received:

Walberton Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary
PDR on WA/83/05 re window

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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 is for the renewal of unimplemented planning permission WA/83/05 for the demolition of the existing garage and utility room and construction of a two storey extension on the east side of the property.

There has been no material change in planning policy/circumstances since the previous permission in 2005 and it is therefore recommended that permission should be granted 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 This permission relates to the following plans submitted under WA/83/05 and approved on 12th October 2005: Site 1:1250, Block Plan 1:500, Floor/Elevations/Section Plan Drg No 26802320-2.

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

3 The first floor window on the east side elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor level in the east side wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

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