APPLICATION REF: Y/31/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Bathroom. living room extensions and conservatory (re-submission of Y/21/06), 9 Mill View Road, Yapton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed living room extension on the rear elevation will measure approximately 6m in width, 5.2m in depth and 2.9m in height. The proposed conservatory on the rear elevation will measure approximately 2.4m in width, 2.4m in depth and will be 2.5m in height. The proposed bathroom extension to the front elevation will measure approximately 3.6m in width, 1.4m in depth and will be 2.9m in height.
SITE AREA	Approximately 694 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Rear boundary has bamboo screening approximately 1.8m in height with fir tree screening over 6m in height, side east boundary has hedging approximately 1.8m high, side west boundary has close boarded fencing + trellis approximately 1.8m in height, front boundary has hedging approximately 1m in height.
SITE CHARACTERISTICS	Semi-detached two storey property with rear conservatory, two small wooden sheds in rear garden. The walls have brown brick with beige rendering on top half and a brown tiled roof.
CHARACTER OF LOCALITY	Predominantly semi-detached two storey properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Y/21/06	Bathroom, living room extensions and conservatory.	Approved/Conditionally 05-05-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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

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 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

This application is a re-submission following a previous approval Y/21/06. The current application

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CONCLUSIONS

proposes to increase the living room extension by 1.3m in depth, the width and height remain the same as previously approved and the conservatory will be sited on the easterly side of this extension. The proposal will be sited within 1m of the neighbouring boundary with No 10 which has a single storey extension on the rear which is of a similar height and the proposal will project out 1.4m beyond this extension. With the absence of windows on the west side elevation and adequate boundary screening it is not considered that the proposal would cause demonstrable harm to the occupiers of this property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

The single storey front extension and conservatory on the rear extension remain as previously submitted.

Therefore, having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Furthermore, the proposal would not be considered obtrusive in the street scene, nor would it conflict with the established character of the surrounding residential area.

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

YAPTON

Y/31/06/

Bathroom, living room extension and conservatory
(Re-submission of Y/21/06)

9 Mill View Road
Yapton

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 The materials and finishes of the external walls of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.