

Ref: Y/42/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Pitch roof dormer first floor extension to from bedroom and conversion of garage to form study. 48 Goodhew Close, Yapton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.02 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None to be affected by the proposed development.
BOUNDARY TREATMENT	Low brick walling to site frontage.
SITE CHARACTERISTICS	Two storey semi-detached property. The dwelling consists of brown brick walls and brown tiled gable roof. Single storey flat roof garage to front north westerly side of property, which adjoins with neighbouring garage.
CHARACTER OF LOCALITY	Residential cul-de-sac. The surrounding area is predominately characterised by two storey semi-detached and detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited.
Local Groups	None
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1.
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 the proposed extension would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect or loss of light and nor would it detract from the 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.

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CONCLUSIONS

The proposal would involve a front extension above an existing flat roof garage. It would also involve the addition of 1 no. pitched roof dormer and 2 no. roof lights.

The application site is located within a residential cul-de-sac. The surrounding area is predominately characterised by two storey semi-detached and detached properties. Many of the properties that surround the application site have front extensions, most notably No's 35 and 51 Goodhew Close have similar extensions to that proposed. It is therefore considered that the proposal would represent an acceptable form of development that would echo the character of the surrounding residential area.

With regard to residential amenities, it is noted that the property adjoins with a neighbouring dwelling. It appears from a site visit and the submitted floor plans that the two closest first floor neighbouring windows lead to a non-habitable bathroom and a landing. It is therefore considered that the proposed extension would not cause demonstrable harm to the residential amenities of this neighbouring dwelling by way of loss of light or overbearing effect.

It is therefore recommended that the application be approved, 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**

48 Goodhew Close
Yapton

3**Description of Development**

Pitch roof dormer first floor extension to form bedroom and conversion of garage to form study.

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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 demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect or loss of light and nor would it detract from the character of the surrounding residential area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH1.

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: Miss C Forrest