PLANNING APPLICATION REPORT

REF NO: Y/57/09/

LOCATION: 6 Downview Way
Yapton
Arundel

PROPOSAL: Single storey rear extension, replacement conservatory and internal alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory measures approximately 3m in width, 4.1m in depth and 3.1m (maximum) in height. The proposed single storey extension measures approximately 2.3m in width, 1.4m in depth and 3.4m (maximum) in height.
SITE AREA	Approximately 270 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 2m in height, rear boundary has hedging approximately 1.8m in height, west side boundary close boarded fencing + trellis approximately 2m in height, east side boundary hedging approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey end of terrace property with integral garage and conservatory on rear. Paved driveway to garage, garden shed in rear garden. The property has red brickwork, front elevation has white shiplap on upper level with a brown tiled roof.
CHARACTER OF LOCALITY	Residential area comprising terraced, semi-detached and detached properties of similar style and design. Warmere Court Residential Home and Children's Play area to west of site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Yapton Parish Council

Awaited

Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
PDR - Open Plan Condition

DEVELOPMENT PLAN POLICIES

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

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

The end-of terrace property is sited at the end of Downview Way on a corner plot adjacent to Warmere Court which is a residential home.

The application seeks to demolish the existing conservatory on the rear and replace with a larger conservatory and single storey extension. The conservatory will be sited to the eastern boundary and will have a rear projection of 4.1m which is approximately 1.5m longer than the existing structure with a height of 3.1m which is approximately 0.6m higher than the existing structure. The single storey element will be sited adjacent to this structure and will project out by approximately 1.4m with a height of 3.4m. There is an access road to the west of the site which serves the adjacent residential home Warmere Court and the immediate neighbour to the east No 4 has a single storey extension that is sited to the boundary with No 6. The proposed conservatory will project out approximately 1.4m further than this structure and the height will be approximately 0.7m higher than this extension. It is not considered that the extensions would detrimentally harm the occupiers of No 6 by way of overbearing effect, harmful overshadowing, overlooking or loss of privacy.

Due to its rear location the proposal will not be visible from the front of the site in Downview Way but the roof line may be visible above the boundary screening on the western side to visitors using the car parking area of Warmere Court. The extensions are considered to be of an acceptable size and height that would not be obtrusive in the street scene, nor would they harm the established character of the surrounding residential area.

It is therefore recommended that the application be 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 materials and finishes of the external walls and roof of the extension and the dwarf plinth wall of the conservatory hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

3 This permission relates to the following approved plans: Site/Block Plan Drg No 0209 S100, Floor Plans Drg No 0209 P10, Elevation Plans Drg No 0209 P20 dated 13th October 2009.

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.

4 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

LOCAL PLAN: GEN2, 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.