

PLANNING APPLICATION REPORT**REF NO:** Y/72/10/**LOCATION:** Silverdale
Yapton Road
Barnham**PROPOSAL:** Single storey rear extension and two new windows to side elevations.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed flat roof extension on the rear measures approximately 10.5m in width, depth of 5.4m and 2.9m in height.
SITE AREA	Approximately 0.11 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear boundary has close boarded fencing + hedging approximately 2m in height, west side boundary has tree screening approximately 3m in height, east side boundary hedging/tree screening approximately 3m in height then open fields.
SITE CHARACTERISTICS	Detached property with rear dormer, conservatory on rear (to be demolished). Garage on west side boundary linked to property by utility room extension. The property has red brickwork walls, white window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Main road comprising detached properties of various styles and designs, open fields to east and west of site.

RELEVANT SITE HISTORY

BN/30/79	Rear extension comprising bathroom kitchen extension living room extension and side bedroom extension	Approve Cond 02-01-1980
BN/6/60	Garage	Permit'd Devel
BN/6/60/A	Alterations and additions	Permit'd Devel

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:

Outside Built Up Area Boundary

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

The detached property has previously been extended and has a conservatory on the rear with utility room and garage extension sited on the west side boundary. The application seeks to remove the existing conservatory and construct a flat roof extension on the same footprint as the existing structure.

The proposed flat roof extension which will comprise a living room with extended utility room will be approximately 10.5m in width with a rear projection of 5.4m and a height of 2.9m. The application also seeks to block up the existing window on bedroom 1 on the west side elevation of the building and insert two additional windows on the west side elevation. The new windows will serve an en-suite and the other a kitchen. There are open fields to the east of the site and the neighbouring property to the west Fairways is located approximately 2m away. The proposed extension is set behind the existing garage extension so will not be readily visible from the neighbouring property Fairways. With adequate screening on the western side boundary it is not considered that the insertion of the two additional windows on the existing property, one which is obscure glazed would detrimentally harm the occupiers of Fairways by way of overlooking or loss of privacy.

Due to its rear location the extension will not be visible in the street scene, nor would it harm the established character and appearance of the surrounding rural area.

It is therefore recommended to approve the application, 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 approved plans: Site/Block & Floor Plans Drg No 1214/P01 Rev C, Elevations Drg No 1214/P02 Rev C received on 16th September 2010.

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 materials and finishes of the external walls of the extension 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.

- 4 **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.