PLANNING APPLICATION REPORT

REF NO: Y/84/09/

LOCATION: 10 Canal Road
Yapton

PROPOSAL: Side and rear extensions and alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 405 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. Close boarded fencing to rear, approximately 1.8m high.
SITE CHARACTERISTICS	The site is a two storey semi-detached dwelling with brick faced elevations and a plain tiled pitched catslide roof.
CHARACTER OF LOCALITY	The site is located in a residential road of properties of a similar style.

RELEVANT SITE HISTORY

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 the Built Up Area

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

This application seeks to construct a two storey side extension and single storey rear extension at 10 Canal Road, Yapton.

The proposed two storey side extension would measure approximately 3.9m in width, 5.2m in depth, and would have a hipped roof reaching a maximum height of approximately 8.1m. Adjoining this would be a single storey element with a mono-pitched roof, which would measure approximately 1.5m in depth and 3.2m in height.

The property in closest proximity to this extension, no.1 Tack Lee Road, is approximately 5m away from the flank of the proposed extension. This distance, combined with the orientation of the two properties is such that it is not considered that the proposed development would have an overbearing impact on the occupiers of that property.

The proposal would also include a single storey flat roof extension to the rear of the dwelling. This would measure approximately 7.4m in width, 4m in depth, and 2.8m in height. This extension

would be largely screened from the neighbouring property due to the presence of a 2m close boarded fence that lines the boundary between no.s 10 and 12.

It is considered that the proposed extensions, by reason of their scale, design and materials, would be in keeping with the existing dwelling and as such would not have a significant impact on the visual amenities of the locality.

This application also seeks to construct a hard standing area to the front of the property, measuring approximately 2.5m in width and 2m in length (5 square metres). It should be noted that non-permeable surfacing up to 5m square can be laid without planning permission.

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 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; drawing no. DPA-01 Rev00, received 9th December 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.