Y/89/05/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Conservatory (replacing existing) 27 Goodhew Close, Yapton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	A conservatory measuring approximately 7.8 metres in length; approximately 3.5 metres in width and at a maximum height of approximately 3.6 metres. It will be principally constructed from Upvc with facing brickwork to match the existing property.
SITE AREA	Approximately 391 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly undulating
TREES	None affected by this application
BOUNDARY TREATMENT	To the front the boundaries consist of a brick wall approximately 0.5 metres in height with hedging at over 2 metres in height. To the rear there is close boarded fencing at a height of approximately 1.8 metres with privet hedging (*Ligustrum*) raising treatment to approximately 2 metres.
SITE CHARACTERISTICS	A two-storey detached property with red/brown brick elevations and a pitched roof with brown pantiles.
CHARACTER OF LOCALITY	Predominantly residential and situated within a cul-de-sac, the property is surrounded by similar two-storey detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Y/17/02/	Two storey extension to front of property and extension to garage at the back.	Approved conditionally 08-04-2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	n/a

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Yapton Parish Council	Awaited
Local Groups	None
Other	None

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, ~~GEN9~~ DEV 19

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

Noted

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 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 either the visual amenities of the locality or residential amenities of 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 legislative background.

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CONCLUSIONS

A conservatory already exists to the rear and this is intended to be dismantled. Consequently, the presence of this conservatory will go some way to accommodate the proposed extension and might successfully lessen its impact. Crucially, the protrusion of the proposed conservatory will increase the existing by just 0.37 metres which represents an increase of only 10.57 %. Therefore, the proposed extension is unlikely to cause a demonstrable level of harm, especially due to its rear location which ensures that it will not be viewed from the street scene.

Indeed, the dimensions of the conservatory ensure that it will remain visually subservient. Further, there will not be overhang to the existing house length since the proposed conservatory will be set in at a distance of 0.1 metres to the north and 0.6 metres to the south. Furthermore, an adequate separation distance will be retained at approximately 0.5 metres to the northern extent of the domestic curtilage and approximately 2.5 metres to the south.

The design of the conservatory including a top edging which forms a modern interpretation on a crow-stepped gable can be accommodated given the residential character of the estate. As a result, the extension is unlikely to compromise the established pattern of the neighbourhood.

There is also acceptable rear boundary treatment in the form of close boarded fencing at approximately 1.8 metres in height. In addition, there is a trellis fence that offers further screening to Number 26 situated to the south. An absence of development to the west further benefits the proposal and so it is unlikely to cause adverse effects by way of overlooking, overshadowing, overbearing effect or loss of privacy.

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

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Conservatory (replacing existing)

27 Goodhew Close
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 building hereby permitted shall match in colour and texture to 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.