PLANNING APPLICATION REPORT

REF NO: Y/98/07/

LOCATION: 30 The Pines
Yapton

PROPOSAL: Two storey side extension

SITE AND SURROUNDINGS

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Yapton Parish Council
Comments on Representations received:

CONSULTATIONS

Consultations responses received:
Comments on Consultation responses:

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:
Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 No windows other than those shown on the plans hereby approved shall be constructed at first floor level on the west side elevation of the extension hereby permitted which adjoins the side boundary with 'Dyers Croft' without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 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

STRUCTURE PLAN: LOC1, DEV1

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.

Page 2 of 2
report