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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Two storey rear extension and single storey front extension. 12 Mill View Road, Yapton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed front porch extension measuring approximately; 3.3m in width, 1.3m in depth and 3.4m in height. Proposed rear extension measuring approximately; 6.5m in width, 4.1m in depth and 7.8m in height.
SITE AREA	394 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1m high front walling and 1m high close boarded fencing to sides at front. 1.8m high close boarded fencing to rear.
SITE CHARACTERISTICS	Two storey semi detached dwelling with red brick elevations and hipped roof with red roof tiles.
CHARACTER OF LOCALITY	Residential area on a residential road consisting of similar style two storey semi detached properties. A number of the properties in the area have had extensions however the majority appear to be stepped approximately 1m from the adjoining boundary and not the full width of the rear of the dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

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

None

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 made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to ~~comply/conflict~~ conflict 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/or legislative background.

CONCLUSIONS

The site is situated within a predominantly residential area, on a road consisting of similar style semi detached properties. The proposal seeks planning permission for a single storey porch extension and a two storey rear extension to form kitchen and dinning room on the ground floor and two additional bedrooms on the first floor.

The proposed front porch extension is considered to be of an acceptable scale and design within the context of the property and is similar to a number of properties along Mill View Road. It is not considered likely to cause demonstrable harm to the residential amenities of any neighbouring property by way of overshadowing or overbearing affect and nor is it considered likely to conflict with the character of the surrounding area.

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CONCLUSIONS

The proposed rear extension, due to its size and bulk is not considered to be visually subservient to the main dwelling. The extension is proposed to extend across the whole width of the rear of the dwelling (approximately 6.5m) and approximately 4.1m depth. The property is semi detached and the adjoining dwelling has a single storey rear extension with a conservatory beyond that however when assessing the impact on said dwelling, a line is drawn at a 45 degree angle from the middle of the neighbouring window at first storey level. The extension interferes with the line at a depth of approximately 2m from the existing rear elevation of the dwelling, cutting thought the corner of the extension.

The proposed depth of the extension and coupled with the width, right up to the boundary would result in an overbearing affect on the adjoining neighbour, the outlook to the upstairs window would be a large blank elevation to a height of approximately 4.8m to the height of the eaves and approximately 4.1m in depth and is therefore considered overbearing and unneighbourly and would result in loss of natural light.

Further the proposal does not adhere to Local Plan Policy DEV19 to maintain visual subservience to the main dwelling as the maximum height is approximately 0.3m higher than that of the existing property and extends the full width of the rear of the dwelling and the eaves of the extension are at the same height of the main dwelling.

It is therefore recommended that this application is refused for the following reasons.