

Parish: Chichester	Ward: Chichester East
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CC/17/03082/DOM

Proposal Single storey rear extension with tiled roof.


Site 24 Adelaide Road Chichester West Sussex PO19 7NB

Map Ref (E) 486689 (N) 105296

Applicant Mrs McCallum

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

Applicant is a spouse of an employee of Chichester District Council.

2.0 The Site and Surroundings

- 2.1 The site falls outside of the Chichester Conservation Area, to the north east of the city centre. The area is residential in nature and neighbouring properties along Adelaide Road comprise two-storey semi-detached and terrace dwellings. The properties have long narrow gardens, the boundaries of which are predominantly treated with 2m high fencing.
- 2.2 The existing property is a two-storey end of terrace dwelling, constructed in brickwork (white painted). To the frontage, the site is bound by a low level brick wall, with the provision of off road parking to the front. To the rear the garden is bound by 2m high fencing which provides screening to the rear gardens of neighbouring properties.

3.0 The Proposal

- 3.1 The application proposes a single storey rear extension with a tiled roof to provide an increase to the size of the existing kitchen.

4.0 History

17/02525/PLD PDE Proposed single storey extension (lawful development certificate)

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

Parish Council

- 6.1 None received

Third Party Comment

- 6.2 No third party comments received

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 10: Chichester City Development Principles

Policy 33: New Residential Development

National Policy and Guidance

- 7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

- 7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), sections 7 and 11.

Other Local Policy and Guidance

- 7.5 The following Supplementary Planning Documents are material to the determination of this planning application:

Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009 (PGN3)).

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and Impact upon Visual Amenity/ Character of Area
- iii) Impact upon the amenity of neighbouring properties

Assessment

i) Principle of Development

8.2 The application site falls within the Chichester settlement boundary area where residential development is considered acceptable in principle, subject to relevant material considerations.

ii) Design and Impact upon Visual Amenity/Character of Area

8.3 Policy 33 of the Chichester Local Plan requires that residential development respect and, where possible, enhance the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, size, scale, neighbouring amenity and design.

8.4 The application proposes a combination of both a side and rear extension. The extension would project 3.3m from the rear of the existing dwelling and 2m from the southern side elevation. The roof would be mono-pitched with a maximum height of approximately 2.9m.

8.5 The proposed size of the extension is subservient to that of the main dwelling. The proposed materials comprise rendered concrete blocks, red tiled roof, and white upvc fenestration, these would be to match the host dwelling. The proposal is therefore considered to be in-keeping in terms of location, size and appearance and as such is acceptable.

8.6 The proposal therefore satisfies Policy 33 of the Chichester Local Plan and Paragraphs 7 and 11 of the National Planning Policy Framework.

Impact upon the amenity of neighbouring properties

8.7 The adjoining property to the north is unlikely to be impacted upon by this proposal due to the existing layout of the properties and intervening structures. The application site has an existing projecting two-storey and single storey element to the rear, tight to the northern boundary. It is therefore considered that due to the above and the proposed location, size and scale of the extension that this neighbouring property would not be adversely impacted upon.

8.8 Whilst the proposal would extend 2.2m closer to the southern boundary, due to the maximum height of the extension of 2.9m it is considered that this would not have an unduly negative or adverse impact to the neighbouring property to the south.

8.9 The proposal would not be visible from the principle elevation of the site and therefore would not have an adverse impact upon the wider neighbouring amenity, and as such is considered acceptable.

Conclusion

8.10 Based on the above assessment it is considered the proposal complies with the Chichester Local Plan Key Policies; with particular reference to Policy 33, and there are no material considerations that indicate otherwise.

Human Rights

8.11 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 01, 02, 03, 04, 05 and 006

Reason: To ensure the development complies with the planning permission.

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Summer Sharpe on 01243 534734