

AB/93/06**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Proposed single storey extension, entrance roof, canopy and entrance gates Tortington House, Tortington Lane, Arundel
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat.
TREES	None affected.
BOUNDARY TREATMENT	Mature hedging and fencing.
SITE CHARACTERISTICS	House with catslide roof at rear with a rear extension. Double garage to side. Pitched roof outbuilding. Single storey side conservatory.
CHARACTER OF LOCALITY	Rural location with sporadic housing. Adjacent to the veterinary hospital.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AB/136/87	Proposed artists' studio - detached	Withdrawn 8/4/88
AB/85/89	Alterations and extension to existing cottage and garage to provide accommodation as shown plus new boundary wall and widening of existing gateway by 1.0m.	Approved Conditionally 2/8/89
AB/137/99	Sun room extension to lounge (revision of AB/85/89)	Approved Conditionally 16/2/00
AB/5/06	Double storey extension conservatory and front roof canopy.	Withdrawn 14/3/06
AB/54/06	Remove outbuilding, build double storey extension, side and rear dormer windows, rear single storey extension, side conservatory and flat roof canopy (Re-submission following AB/5/06)	Refused 28/6/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection.
Local Groups	None
Other	None

AB/93/06**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
County Design Architect	The existing house is a well-proportioned property. The proposed doorway is the wrong style over Baroque in detailing and over sized. The extensions are out of keeping with the form of the house. The front gate is not a style appropriate to the settling of the building. Would not support this application.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, LOC2, CH1
 Arun District Local Plan : GEN3, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
 PPS 7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the countryside.

COMMENT ON CONSULTATION RESPONSES

Noted. The plans have been amended to reduce the height of the gates. Whilst not the best design for the location, it is now considered an acceptable form of development particularly as the property is not listed or within a conservation area.

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 with relevant Development Plan policies in that it would not adversely effect the character of the surrounding area.

AB/93/06**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 proposed extension in the main would not adversely affect the character of the dwelling and street scene, as in the main it is to the rear of the property with only a 2 metre projection to the side elevation.

The proposed side entrance is acceptable, although the County Design Architect comments are noted and agreed that the proposed doorway is the wrong style and over Baroque. The design is more appropriate to a town house which would be appropriate to have a "grand" style rather than a country house and certainly not in character with a minor elevation, it over competes with the principle elevation.

With respect to the proposed new entrance gates, again these are out of character with the country lane. The gates are urban in character and they have been reduced in height and are now considered an acceptable form of development.

Whilst, as stated above, the design and proportion of the development proposed competes with the existing house and rural location it is considered that as the property is not listed or in a conservation area that on balance the proposal is acceptable.

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

**ARUNDEL**

AB/93/06/

Proposed single storey extension,
entrance roof canopy and entrance
gates.

Tortington House
Tortington Lane
Tortington

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 This permission relates to the plans as submitted and amended by substitute front entrance plans dated 20-09-2006.

Reason: For the avoidance of doubt and because the original scheme for the proposed entrance gates were unacceptable to the Local Planning Authority.