

PLANNING APPLICATION REPORT**REF NO:** AL/104/10/**LOCATION:** Long Meadow
Dukes Road
Fontwell**PROPOSAL:** Detached pool annexe**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.2 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Laurel hedge approximately 3-4 metres high to front. Close boarded fencing approximately 1.8m high supplemented by mature trees and hedging surrounds the perimeter of the rear garden.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with brick faced elevations and a plain tiled roof, a double garage and conservatory.
CHARACTER OF LOCALITY	The site is located on a rural road of predominantly two storey residential properties.

RELEVANT SITE HISTORY

AL/70/87	Outline Application for erection of four detached dwellings with garages	Refused 29-07-1987 Appeal: Dismissed 21 06 1988
AL/9/53	Dwelling house	Approve 16-09-1953
AL/9/53/A	Garage	Approve 10-11-1954

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [AREA2](#) Conservation Areas

PLANNING POLICY GUIDANCE

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.

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 have no materially adverse effect on the visual amenities of the locality or the residential amenities of the 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

This application seeks planning permission for the construction of a detached pool annexe at 'Long Meadow', Dukes Road.

The proposed swimming pool enclosure would measure approximately 18.3m in width and 8m in depth, and would have a half hipped roof reaching a maximum height of approximately 5.5m.

The proposed building would be well recessed from the highway; a distance of approximately 38

metres would remain between the flank of the pool enclosure and Dukes Road. This distance, combined with the substantial boundary treatment to the front of the site, is such that the proposed development would not be readily visible from the highway. Therefore it is not considered that the proposed pool enclosure would have a significant impact on the visual amenities of the locality.

The residential property in closest proximity to the proposed development 'Beech Croft', is located approximately 40m to the north west. This distance is such that it is not considered that the proposed development would have a significant impact on the residential amenities of the occupiers of the neighbouring properties by means of being overbearing, or by giving rise to overlooking.

It is therefore recommended that the application be approved, subject to the following conditions:

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 This permission relates to the following approved plans; location and block plans, proposed floor plans and elevations received 8th October 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The pool enclosure hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Long meadow as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN3 and GEN7 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN3, GEN7,

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.