

PLANNING APPLICATION REPORT**REF NO:** AL/18/09/**LOCATION:** Hollyholme
Level Mare Lane
Eastergate**PROPOSAL:** Erection of conservatory to rear elevation.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 1420 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	A close boarded fence approximately 1.8 metres high runs along both side boundaries of the property.
SITE CHARACTERISTICS	The site is a semi detached single storey dwelling with a red tiled roof formed of several pitched elements. The elevations are of pale brick with pvc windows.
CHARACTER OF LOCALITY	The site is located in a residential road of properties of various style within a semi rural area.

RELEVANT SITE HISTORY

AL/74/07/	Proposed Single Storey Rear Extension to Form Annexe	Approve Cond 24-08-2007
AL/8/08/	Resubmission following previous approval AL/74/07/ for single storey rear extension.	Approve Cond 22-02-2008

REPRESENTATIONS**Representations received:**Aldingbourne Parish Council
Awaited**Comments on Representations received:**

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area
Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2 CH1 DEV1	The Countryside Character High Quality Development
Arun District Local Plan:	GEN3 GEN7 DEV19	Protection of the Countryside The Form of New Development Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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 to construct a conservatory on the rear elevation of Hollyholme. The proposed conservatory would measure approximately 3.3 metres in width, 4 metres in depth and

3.5 metres in height (at maximum).

The proposed conservatory would have a dwarf wall with glazed elevations and a glazed pitched roof. It is therefore considered that by reason of its scale, design and materials the proposed conservatory would not be incongruous to the existing dwelling.

Due to its single storey nature, the proposed conservatory would not give rise to overlooking and as such is not considered to have a significant impact on the residential amenities of the neighbouring dwelling.

The location of the conservatory at the rear of the property is such that it would not be readily visible from the street scene and therefore it is not considered that the proposed development would have a detrimental effect on the character or appearance of the surrounding area.

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 **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: DEV1, CH1, LOC2

LOCAL PLAN: GEN7, GEN3, DEV19

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.