

PLANNING APPLICATION REPORT**REF NO:** AL/3/08/**LOCATION:** Hungerdown Barn
Brittens Lane
Fontwell**PROPOSAL:** Proposed single storey extension to provide 4th bedroom.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Single storey rear extension to measure (at maximum) approximately; 4.7m in height, 18m in length, and 6m in width
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fence to various style and height
SITE CHARACTERISTICS	Barn style detached building with flint and brick quoin walls and clay tiled roof.
CHARACTER OF LOCALITY	Rural. Isolated properties. Farmland surrounds

RELEVANT SITE HISTORY

Reference	Description	Decision
AL/61/94	Conversion of existing redundant barns into a domestic dwelling	Approve Cond 09-09-1994
AL/52/91	Re-use of redundant farm buildings as a single dwelling (Resubmission following AL/13/91)	Refused 04-11-1991
		Appeal: Allowed 30-JUL-1992

REPRESENTATIONS**Representations received:**

Aldingbourne Parish Council

None

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

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

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 in the rural locality.

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 and residential amenities of the rural locality.

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 extension is set back from the highway so as not to be visible within the wider countryside. It is visually integrated to existing so in keeping with the rural locality. Sufficient distance remains between the extension and neighbouring properties so avoid adverse impact on residential amenity. It is therefore recommended the planning application be approved, subject to the conditions set out overleaf.

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 The materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Hungerdown Barn, Brittons Lane Fontwell as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 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.

- 4 **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 rural character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1

LOCAL PLAN: GEN3, GEN7, 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.