

PLANNING APPLICATION REPORT

REF NO: A/175/11/

LOCATION: Orchard Cottage
Rectory Lane
Angmering

PROPOSAL: Proposed two storey extensions & alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a two-storey rear extension, replacing an existing conservatory, that will project approximately 3 metres to the rear of the dwelling continuing the ridge line of the existing roof over it. A two-storey addition will also be made to the front of the existing side projection of the dwelling and the height of this element will be increased in order to maintain the existing roof shape. Two pitched roof dormers will also be added facing to the front and side respectively.
SITE AREA	Approximately 462 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by a combination of hedging and fencing reaching between approximately 2 to 2.5 metres in height.
SITE CHARACTERISTICS	The site is occupied by a detached chalet style dwelling which has red/brown brick walls and a tiled, hipped roof which includes a side facing dormer window. Integral garage to front. Conservatory to the rear, part of original development.
CHARACTER OF LOCALITY	The site is located on a narrow lane within the built-up area which is lined by mature trees and landscaping and a mixture of large, historic buildings interspersed with smaller more modern dwellings. The site falls within a Conservation Area. A public footpath passes to the west of the site.

RELEVANT SITE HISTORY

A/42/86	Outline application - erection of detached property with detached garage	Approve Cond 14-05-1986
---------	--	----------------------------

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

One letter of objection: The footprint compared to the plot of land is quite large already. The extra height and increase of roof space would result in a very dominant house. The western elevation would dominate the footpath and the entrance to 'The Rectory.' One of the features of Rectory Lane is a sense of space around each house, the proposed extensions would not fit into that characteristic. Extensions would increase the ridge height significantly as well as the length of the roof. Increases far too large for the plot on which the house stands. Existing cottage is discreet and tucked in, the proposed huge increases would have a large visual impact.

Comments on Representations received:

Noted. The road is considered to have an informal layout, although there are large spaces around some dwellings, others are built fairly close together, an example being the proximity of Orchard Cottage to Church View. In any case, the proposed side extension will not reach any closer to the neighbouring property to the west than the existing projection does. Although it is acknowledged that the side extension will involve an increase in the height of part of the dwelling, the overall height of the dwelling will not be increased. Visual impact upon the street scene will be minimal due to the distance the extensions will be set back from the road, with the rear extension being concealed behind the existing building. The proposal involves an increase in bedrooms provided from one to three, however, it is considered that the site is of a sufficient size to accommodate a three bedroom dwelling whilst retaining adequate amenity space.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee: No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Within Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[AREA2](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Conservation Areas

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

PPS5

Delivering Sustainable Development

Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

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.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation 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

The proposed extensions will be set back from the and the dwelling will maintain its general shape and balance, albeit with the height of the existing side projection increased. The dwelling is situated in an area where there is informality both in the size and design of buildings and as well as their spatial setting and it is considered that the proposal would be in keeping with this context. It is also considered that, due to a minimal visual street scene impact, the proposal would preserve the valued character and appearance of the Conservation Area.

It is considered that the proposal would relate sympathetically towards the existing dwelling in terms of design and scale. The proposed extensions would not increase the overall height of the dwelling, nor would they involve a proportionally large increase in footprint. Whilst the height of the existing western side projection on the dwelling would increase it would still be set lower than the main roof ridge, maintaining its visually subservient relationship. Further, the proposed extensions continue the existing form of the dwelling and maintain the current balance and symmetry whilst the proposed dormers mimic the design and scale of the existing roof dormer on the property.

With regards to the amenities of neighbouring residents, a good degree of separation is maintained between the proposed two-storey extensions and neighbouring dwellings whilst the

height of the building will not be increased and its overall footprint will not be substantially increased. As such, it is not considered that the proposal will appear overbearing towards neighbouring properties nor will it bring about undue levels of overshadowing towards them. New ground floor windows would have views towards neighbouring properties interrupted by existing site boundary treatment. The proposed rear facing bedroom windows and juliet balcony would not directly overlook any neighbouring buildings, with views largely restricted to the landscaped grounds of 'Grey Barn.' The front facing dormer window would look towards the road whilst views from the proposed side facing dormer window would be interrupted by trees and landscaping around the western site boundary and any views permeating to the neighbouring property would be largely confined to the front parking area. It is therefore considered that the proposal would not detract from the privacy of neighbouring residents by way of unacceptable levels of overlooking.

It is therefore recommended that the application is 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

Drawing 1;
Drawing 2;
Drawing 3;
Drawing 4;

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

- 3 **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, GEN7, AREA2, DEV19

NATIONAL POLICIES: PPS1, PPS5

A/175/11/

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