A/197/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Side extension & rear conservatory Homeview Hammerpot Angmering

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension to measure (at maximum) approximately; 5.1m in height, 5.6m in length, and 3.7m in width. Single storey rear conservatory to measure (at maximum) approximately; 4m in height, 5.1m in length, and 3.8m in width
SITE AREA	448 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slight gradient away from A27
TREES	None of significance affected
BOUNDARY TREATMENT	Manicured hedging up to 2m to east and south boundaries. Substantial trees to boundary facing A27.
SITE CHARACTERISTICS	Semi-detached two-storey property with predominate brown brick walls (some flint section) and tiled roof
CHARACTER OF LOCALITY	Rural. Isolated property on A27. Public House nearby.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/35/90	Proposed erection of attached garage on east elevation with new vehicular access	Approved Conditionally 26-03-1990
A/31/96	First floor extension over amended garage and new porch	Approved Conditionally 11-04-1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up-Area Boundary Within Area of Outstanding Natural Beauty Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH2
Arun District Local Plan: GEN2, GEN7, DEV19, AREA9

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

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 have no materially adverse effect on either 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

Maximum boundary screening erected under "permitted development" (1.8m close boarded fencing) would mitigate adverse impact from the conservatory. Sufficient distance is retained

CONCLUSIONS

between the extension and boundaries to avoid adverse impact upon residential amenities. That extension is visually integrated with existing. The site is well screened by substantial trees from views from the A27. As such the proposal would not be visually obtrusive in the locality, within the Area of Outstanding Natural Beauty. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION A/197/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: A/197/07/

1 **To Addressee**

2 **Site Address**

Homeview
Hammerpot
Angmering

3 **Description of Development**

Side extension & rear conservatory

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external plinth of the conservatory and the external walls and roofs of the side 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.

CONDITION 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the solid panelling to the west elevation of the conservatory hereby permitted shall be installed as shown on the plans hereby approved, and retained as such thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

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 rural locality within the Area of Outstanding Natural Beauty, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1, CH2

LOCAL PLAN: GEN3, GEN7, DEV19, AREA9

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.

Case Officer: Mr M Porter