PLANNING APPLICATION REPORT

REF NO: **A/47/08/**

LOCATION: Lynwood
Ham Manor Close
Angmering

PROPOSAL: Proposed new store between garage & house plus two dormer windows to rear (one replacing an existing velux window)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey link extension between garage and dwellinghouse. 2x rear dormers.
SITE AREA	Approximately 0.088 hectares
RESIDENTIAL DEVELOPMENT DENSITY(NET)	N/A
TOPOGRAPHY	Predominately flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Undefined to front. Mixture of domestic fence and shrubs to remaining.
SITE CHARACTERISTICS	Detached chalet bungalow with brick facing walls and brown tiled roof
CHARACTER OF LOCALITY	Residential cul-de-sac. Predominately chalet bungalows with dormers. Golf course to rear.

RELEVANT SITE HISTORY

A/172/03/	Conservatory to rear of property	Approve Cond 30-01-2004
A/105/61	Chalet and bungalow with garages	Refused 07-11-1961

REPRESENTATIONS

Representations received:

Angmering Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Within Area of Special Advertisement Control

DEVELOPMENT PLAN POLICIES

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

With regard to visual amenity, the extension is sympathetic in design and style to the dwellinghouse. The rear dormers will not be visible in the street scene. They are discreet and sit comfortably within the roofslope so the proposal will not be obtrusive from views from the golf course to rear.

With regard to residential amenity, overlookng from the rear dormers onto neighbouring side properties will be oblique. The extension will be obscured from views of neighbouring side properties due to the existence of the house and garage.

It is therefore recommended that 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 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.

Page 3 of 3