

PLANNING APPLICATION REPORT

REF NO: **A/68/11/**

LOCATION: Cobbins Nursery
 Hangleton Lane
 Ferring

PROPOSAL: Single storey extension to side

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, measuring approximately 8m in width x 8m in depth x 5.2m in height.
SITE AREA	Approximately 2791 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	North and east boundaries kept by conifer hedging some 3-4m in height. Predominantly open to the front of the site with hedging beyond adjacent to glasshouses. Undefined boundary to east.
SITE CHARACTERISTICS	Detached single storey dwelling, red brick plinth and render elevations. Hipped roof with concrete interlocking tiles. Detached flat roof garage and pitched roof outbuilding to north of dwelling.
CHARACTER OF LOCALITY	Rural, sited within a nursery with glasshouses to the south. Single storey residential dwelling to the east.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

PLANNING

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

PLANNING

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

The application seeks permission for a single storey side extension to the southern elevation of the dwelling. The dwelling is located within the grounds of Cobbins Nursery and therefore the house is not readily visible from the public domain, glimpses of the roof can be seen from the elevated position of Highdown to the north but it is not prominent.

The property maintains a significant distance from the nearest residential dwelling therefore it is considered that the proposal would not impact upon the private amenity of any nearby dwellings in terms of an overbearing affect, overlooking or loss of light.

The proposed addition would result in a large single storey extension to southern elevation of the dwelling. Whilst the scale of the addition is noted, in relation to the existing dwelling it is considered to be acceptable. The extension would be less than half the width of the existing dwelling maintaining visual subservience to the host dwelling. Further the proposed design and use of materials would match that of the host dwelling which also ensures a visually integrated addition. In the absence of any detriment to the visual and residential amenity of the locality, the proposed addition is considered to be acceptable.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No. 05; 04; 01 and 03.

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

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 4 **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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons

appear in the Officer report.