PLANNING APPLICATION REPORT

REF NO: **BE/18/08/**

LOCATION: Holy Cross Church Hall
Chichester Road
North Bersted

PROPOSAL: Alterations to rear roof line, formation of new flat roofed store and rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a side single storey extension and a new rear conservatory, and for the existing flat roof rear extension to be replaced with a pitched roof.
SITE AREA	0.155 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat. On higher ground than the road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Picket fencing and mature hedging to the side.
SITE CHARACTERISTICS	Knapped flint church with butresses to the side. Leaded windows, tiled roof. Rear single storey pitched roof extension. Detached timber church hall to the side to the rear of this is a timber extension with a flat roof.
CHARACTER OF LOCALITY	Mixture commercial and residential. Opposite is a shop and adjacent is a pub. Predominantly residential. Directly to the rear of the hall is a bungalow which is on lower ground. On the bungalow's side elevation is an entrance door and side windows. To the side of the hall is a builders yard.

RELEVANT SITE HISTORY

Reference	Description	Decision

BE/108/04/	Existing church hall to be demolished. Proposed new church hall, vestry, cloaks, meeting rooms, committee room and office for both church & community use. All single storey with exception of church hall.	Approve Cond 03-12-2004
BR/746/68	New chancel vestry and Church Hall	Approve Cond 03-03-1969
BR/481/68	New chancel vestry and Church hall	Refused 24-10-1968

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Head of Highways and Transport

Environmental Health - John Green

Consultations responses received:

Environmental Health

No comments or objections

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Within the Built up Area Boundary

Class A Road

Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	DEV1	High Quality Development
	CH1	Character
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development

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.

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.

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 proposal is for a side extension to the church hall, this will be of brick construction to provide a store. This will not create any adverse visual affects.

It is also proposed to reroof the existing rear extension with a pitched roof. This will be a visual enhancement on the existing flat roof. Visually it will be integrated into the building.

To the rear of the hall a conservatory is proposed. On the rear of the conservatory there are proposed two double glazed doors plus other fenestration. Currently, there is no rear boundary screening. There is a significant potential for overlooking the neighbouring bungalow. This has been addressed by the applicant agreeing to erect 2m high fencing along the boundary. Environmental Health have raised no objection to any potential increased noise.

There are no significantly detrimental effects on either the visual appearance or on residential amenity.

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

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 This permission relates to the plans as submitted and amended by substitute block plans dated 17th April 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

3 No development shall take place until details of screen fence have been submitted to and approved by the Local Planning Authority and the conservatory shall not be occupied until the fence has been erected.

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

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 character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.