REPORT UPDATE

Application No: BN/10/09/

Reason for the Update / Changes

Reason for Update/Changes:

A response of 'No Objection' has been received from Barnham Parish Council.

Officers Comment:
Noted.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

BN/10/09/

PLANNING APPLICATION REPORT

REF NO: **BN/10/09/**

LOCATION: Greenlands
Park Road
Barnham

PROPOSAL: Roof Extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to extend and alter and existing single storey bungalow to form and one and a half storey chalet style bungalow.
SITE AREA	Approximately 855 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mature shrubs, trees and hedging in excess of 2m in height surrounds the perimeter of the rear garden. To front there are iron railings and gates with intervening brick pillars approximately 1m in height.
SITE CHARACTERISTICS	The site is a single storey bungalow with pale painted brick elevations and a pink asbestos-concrete tiled hipped roof.

CHARACTER OF LOCALITY	The site is located within a semi rural area in Park Road, a small residential road of predominantly chalet style dwellings and bungalow accommodation, with the exception of the two storey semi detached houses adjacent to the site. There are horticultural nurseries within the wider locality.

RELEVANT SITE HISTORY

BN/28/89	Timber Garage	Approve Cond 09-10-1989
WA/61/72	Extension to kitchen to form breakfast/dining to extension to conservatory	Approve 27-09-1972

REPRESENTATIONS

Representations received:

Barnham Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:		
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

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 not considered to comply with policy DEV19 of the Arun District Local Plan in that the extension is not visually subservient to the existing building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background. The proposed extension 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.

CONCLUSIONS

Principle
This application seeks to construct a roof extension to 'Greenlands', Park Road, in order to convert the existing single storey bungalow to a one and a half storey chalet style dwelling. The proposal would see the existing hipped roof which reaches a maximum height of approximately 5m, replaced with a half hipped roof reaching a maximum height of approximately 6.1m. The two existing conservatories on the property would be removed.

The scheme would also involve the construction of an 'infill' extension on the northern elevation, to measure approximately 4.6m x 3m, encompassed within the replacement roof.

A gabled porch approximately 2.5m wide, 1.9m deep and 3.3m high would be constructed on the northern elevation of the dwelling.

Visual Amenity
The proposed development would include various renovations to the existing dwelling; the walls would be rendered and painted white, and some fenestration would be altered with the provision of French doors and oriel windows. The roof would be tiled with reconstituted slate.

Whilst it is appreciated that the proposed scheme would result in a significant change to the appearance of the dwelling, by reason of its scale, design and materials, it is considered to be in keeping with the character and appearance of other properties within the vicinity. Therefore it is deemed that the proposed development would not have a detrimental effect on the visual amenities of the locality and overall is considered to be compliant with the objectives of policy DEV19 in achieving a well designed extension.

Residential Amenity
The proposed development would see no great increase (approximately 1.1m)to the height of the roofline, and there would be no increase to the overall width and depth of the property. It is therefore considered that the extensions would not have an overbearing impact on neighbouring properties.

Indeed, whilst it is noted that two rooflights would be inserted into both the northern and southern elevations, their high level and angled position in the plane of the roof would be such that it is not considered that they would give rise to overlooking. The additional first floor window on the western elevation would be some 15m away from the boundary of the opposite property, 'Willowgate', whilst that on the eastern elevation would be some 24m from the rear boundary of the site. Similarly, it is not deemed that these windows would have a materially adverse effect on the occupiers of neighbouring dwellings by means of giving rise to overlooking.

Conclusions
The proposed extensions and alterations would result in significant changes to the appearance of the property, however it is not considered that these changes would be out of keeping with the character and appearance of the surrounding area. Therefore it is deemed that the proposed development would not have a detrimental effect on the visual amenities of the locality. Indeed, upon visiting the site it was noted that there are various other chalet style dwellings of a similar style within the immediate vicinity.

Whilst the proposed development may be contrary to Policy DEV19 of the Arun District Local Plan, in that it would not be 'visually subservient' to the existing building, it is not considered to have a significant effect on the visual or residential amenities of the locality and 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 No development shall be carried out unless and until a schedule of materials to be used for external walls and roofs of the proposed building extension has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the roof of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 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 whilst the proposed extension may not be subservient to the existing dwelling, the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV19

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.