

PLANNING APPLICATION REPORT**REF NO:** BN/16/11/**LOCATION:** High Trees
Lake Lane
Barnham**PROPOSAL:** Single storey side extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The groundfloor extension measures 3.5 metres width by 2.5 metres depth and reaches a height of 4.9 metres.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedgerow and trees along boundaries over 2 metres in height.
SITE CHARACTERISTICS	Two storey dwelling constructed of brick and roof tile.
CHARACTER OF LOCALITY	Detached dwellings set in spacious verdant surroundings. Semi rural in charcater.

RELEVANT SITE HISTORY

BN/32/98/	Enlargement of garage, porch and utility with formation of bedroom over.	Approve Cond 01-02-1999
BN/3/00/	First floor side extension over existing ground floor accommodation to provide bedroom with en-suite bathroom.	Approve Cond 25-02-2000
Y/9/56/A	Outline for one dwelling in conjunction with smallholding	Approve Cond 15-10-1956

REPRESENTATIONS**Representations received:**

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built-up Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)

[GEN7](#)

Protection of the Countryside

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 extension is a continuation of an existing extension to the side of the house and small scale due to its limited scale and footprint. It is to be constructed of matching materials. The extension will be largely obscured from view from the frontage by existing vegetation. In light of these considerations the extension is considered visually integrated and subservient and in keeping with the character and appearance of the dwelling and area.

The extension is not considered to adversely affect the residential amenities. The extension is small scale by virtue of being single storey and sited a significant distance away from neighbours' boundaries.

The application therefore recommended for approval, subject to the conditions set out below.

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 Location Plan received 3rd June 2011, Site Plan received 3rd June 2011 and Substitute Plans and Elevations received 13th July 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 **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 lateral considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3 GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.