PLANNING APPLICATION REPORT

REF NO: BN/17/08/

LOCATION: Ravenhurst
Church Lane
Barnham

PROPOSAL: Proposed rear roof extension & revised fenestration, general alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed roof extension measures approximately 2.8m in length, 4.6m in depth by 1.1m in height. The proposed pitched roof to 2 no. garages each measure approximately 5.2m in length, 5m in depth by 2m in height.
SITE AREA	Approximately 0.18 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Property is on a higher level than Church Lane.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has grass bank + hedging approximately 3.5m in height, rear boundary has close boarded fencing + hedging approximately 2m-2.5m in height, north side boundary has hedging + tree screening approximately 2m-4m in height, south side boundary has close boarded fencing + hedging approximately 1.8m-2.5m in height.
SITE CHARACTERISTICS	Detached two storey property with front bay windows, balcony on front elevation above porch and bay window. Two detached garages in rear garden. The walls have red brickwork on lower level on front elevation, upper level has smooth render painted cream, rear and sides cream painted render, grey slate roof with white window frames.
CHARACTER OF LOCALITY	Rural area comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

BN/1/67	Outline for dwelling	Refused 08-03-1967

REPRESENTATIONS

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Representations received:
Barnham Parish Council
No objection.
Comments on Representations received:
None

CONSULTATIONS

Southern Water Services Ltd
Environment Agency
Consultations responses received:
Southern Water Services Ltd - No comment.

Environment Agency - No objection.
Comments on Consultation responses:
None.

POLICY CONTEXT

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	CH1	Character
	DEV1	High Quality Development
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

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 rural 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 two storey property is located within a large plot and is surrounded by hedging and tree screening and is sited approximately 12m from the front of the site.

The application seeks to remove the existing lean-to on the rear elevation and extend the roof by approximately 1.1m which is lower than the existing roof line. This will create additional height to the existing bedroom which is to be converted into a bathroom. There are open fields to the rear and south of the site and the neighbouring property to the north Quince Cottage is set back from Ravenhurst and is approximately 14m away. In view of this distance it is not considered that the proposed roof extension would harm the occupiers of this property by way of overbearing effect or overshadowing.

The two flat roof detached garages which are located to the rear of the property and sited on the north and south side boundary in the rear garden are to be replaced with a slate pitched roof that will match the existing roof of the property. This will increase the height of the roof to 4.6m which is approximately 2m higher than the existing flat roof. There are no immediate properties to the south of the site and the existing garage to the north is sited within 4m of the neighbouring property Quince Cottage. With adequate distance to this property it is not considered that the increase in roof height would detrimentally harm the occupiers of this property by way of overbearing effect and overshadowing.

The proposal is not considered to be obtrusive, nor would it detrimentally harm the character and appearance of the surrounding rural area.

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

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

3 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: LOC2, CH1, 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.