PLANNING APPLICATION REPORT

REF NO: **BN/17/09/**

LOCATION: Sherwood House
Lake Lane
Barnham

PROPOSAL: Two storey extension to front elevation, single storey extension to rear elevation and attached garage to west elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey front extension measures approximately (maximum) 5.7m in width, 3.8m in depth, 7.2m in height. The attached garage measures approximately 3.6m in width, 6.5m in depth and 4m in height. The rear single storey extension measures approximately 6.9m in width, 3.7m in depth and 4.2m (maximum) in height.
SITE AREA	Approximately 405 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front and east side boundary has white picket fencing under 1m in height, west side boundary close boarded fencing approximatelty 1.8m in height. Rear and side boundaries close boarded fencing approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Detached two storey property with gravel driveway, wooden shed in rear garden. The walls have red brickwork, red tiled roof with white PVCu window frames.
CHARACTER OF LOCALITY	Semi-rural area with open fields to east of site. Two storey and single storey properties in the immediate vicinity of various styles and designs.

RELEVANT SITE HISTORY

BN/14/05/	Erection of 2 no. detached dwellings	Approve Cond 23-11-2005
BN/20/08/	Two storey extension to front elevation, single storey extension to rear elevation and attached garage to west elevation	Approve Cond 15-09-2008

REPRESENTATIONS

Representations received:

Barnham Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning
Environment Agency

Consultations responses received:

Southern Water does not wish to comment on this application.

Environment Agency

Proposal falls within scope of Flood Risk Standindg Advice.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Within Drainage Area
Overhead Electricity Line
PDR Restriction on BN/20/08

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 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

This submitted application is a revision to a previously application BN/20/08 which was approved on the 15th September, 2008 for a front two storey extension, single storey extension to rear and an attached garage on the western elevation.

The front two storey element and garage remain unchanged but the single storey extension on the rear has been increased in size. The width and depth of the extension has now been increased by 300mm and the height from 3.7m to 4.2m. To the rear north of the site are detached properties which are located approximately 20m from the proposal. It is not considered that the increase in height and the roof lights would detrimentally harm the occupiers of these properties by way of harmful overlooking or loss of privacy.

The proposal is not considered to detrimentally impact upon the visual amenities and character of the street scene or surrounding residential area.

It is therefore recommended that the planning 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 roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity 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 at first floor and above in the west elevation of the extensions hereby permitted 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 policy GEN7, DEV19 of the Arun District Local Plan.

4 Floor levels within the proposed development will be set no lower than existing levels of the dwelling.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

5 INFORMATIVE:

Flood proofing of the proposed development shall be incorporated, where necessary, in accordance with flood resilience and resistence techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)

6 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

LOCAL PLAN: GEN2, 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.