**BN/1/06**

## PLANNING APPLICATION REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Two storey side extension<br>Milestones, Lake Lane, Barnham |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | The application is for a side and rear extension. |
| SITE AREA | N/A |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Flat |
| TREES | None affected |
| BOUNDARY TREATMENT | Mature hedging |
| SITE CHARACTERISTICS | Detached bungalow, rendered and painted white, tiled roof. Existing rooflights. Existing flat roof and side extension which is to be demolished and replaced with proposed. |
| CHARACTER OF LOCALITY | Rural lane with only linear housing. The adjacent property is a bungalow. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| BN/30/99 | Alterations and extension to existing dwelling. | Approved Conditionally 29/10/99 |
| BN/35/00 | Single storey extension to existing bungalow. | Approved Conditionally 15/11/04 |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Barnham Parish Council | No objection |
| Local Groups | None |
| Other | None |

### CONSULTATION RESPONSES

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Environment Agency | No objection in principle. |
| Southern Water | No objection. |

### POLICY CONTEXT

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary |

### DEVELOPMENT PLAN POLICIES

**BN/1/06**

## DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7

## PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

## POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours.

## COMMENT ON CONSULTATION RESPONSES

Noted

## COMMENT ON REPRESENTATIONS RECEIVED

None

## ASSESSMENT OF PROPOSAL

## 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 the proposed rear and side extension will not cause any adverse overshadowing or overlooking of neighbouring properties.

## 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 proposed side extension is to replace an existing flat roof extension with an extension with a pitched roof which will provide accommodation in the roof space. To this side of the property is open countryside and no immediate neighbours. The extensions are well designed in keeping with the existing property and the character of the area.

There are no adverse effects, therefore it is recommended that the application is approved subject to the conditions set out overleaf.

**BARNHAM** BN/1/06/

Two storey side extension.

Milestones
Lake Lane
Barnham

**RECOMMENDATION**

**Approve Conditions**

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 dwelling.

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.