PLANNING APPLICATION REPORT

REF NO: BN/20/08/

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 to measure (at maximum) approximately; 7.4m in height, 6m in length, and 4m in width Single storey rear extension to measure (at maximum) approximately; 3.7m in height, 6.6m in length, and 3.5m in width Single storey side extension (serving as garage) to measure (at maximum) approximately; 4.2m in height, 3.7m in length, and 6.6m in width
SITE AREA	Approximately 405 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing to side and rear approximately 1.8m in height
SITE CHARACTERISTICS	Two-storey detached property with face brickwork and part rendered walls, and concrete plain tiled roof. Double glazed white PVCu windows and doors.
CHARACTER OF LOCALITY	Edge of settlement. Rural character to east with grassed fields and trees. New build properties to north. Residential character to west.

RELEVANT SITE HISTORY

BN/14/05/	Erection of 2 no. detached dwellings	Approve Cond 23-11-2005
BN/25/06/	Proposed revision to Plot B and re-siting of Plot A by 1m. to the North. (Re-submission	Approve Cond 30-08-2006

	of BN/14/05)	
BN/5/06/	3 no. detached dwellings.	Refused 12-04-2006
BN/56/06/	Pair of semi-detached houses together with garaging (Amendment to previously approved planning permission BN/14/05) Departure from Development Plan	Refused 21-12-2006 **Appeal:** Withdrawn 16-FEB-2007
BN/71/06/	Two No detached dwellings	Approve Cond 01-02-2007
WA/25/60	Overhead electricity line	No Objection 22-03-1961
Y/1/55	Outline for 22 dwellings	Refused 30-03-1955
Y/1/55/A	Outline application for residential development	Refused 02-10-1963
Y/3/53	Proposed dwelling house	Withdrawn 16-06-1953
Y/3/53/B	Amended plans for dwelling house	Approve Cond 26-05-1954

REPRESENTATIONS

Representations received:

Barnham Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Southern Water Services Ltd

Environment Agency

Consultations responses received:

Southern Water: No comment

Environment Agency: Proposal falls within scope of Standing Advice. Please refer

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Within Drainage Area
Overhead electricity Line

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	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 and residential amenities of the locality or its character.

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

In terms of impact upon neighbours, sufficient separation distance is retained between the property as extended, and those surrounding neighbouring properties to avoid adverse overbearing and overshadowing. No first floor windows exist in the west elevation and those neighbours to the north and south of the site already experience overlooking, with that to be experienced additionally as a result of the extension being built, not considered adverse.

It is acknowledged the site is edge of settlement and that the property, when extended, would be of a large size. However the extensions are very much visually integrated with the existing property, and their massing is toward the western boundary which has abuts a locality with a residential character (detached properties fronting residential lane, tight to their respective boundaries) rather than the rural aspect to the east. Neither does the property, as extended, project materially forward of those existing propeties fronting the immediate section of Lake Lane. Therefore the proposal is not considered to detrimentally impact upon the visual amenities and character of the street scene.

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 policies DEV1 of the West Sussex Structure Plan and 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 policies DEV1 of the West Sussex Structure Plan and 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:

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: LOC1, DEV1

LOCAL PLAN: 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.

6 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)

report