

PLANNING APPLICATION REPORT**REF NO:** BN/23/11/**LOCATION:** Ridgeway
Park Road
Barnham**PROPOSAL:** Single storey side & rear extension plus loft conversion with roof windows**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks consent for a single storey side and rear extension under a pitch roof, length 9.7 metres, width 3.6 metres with a maximum ridge height of 5.2 metres. The proposal incorporates a loft conversion and the insertion of 3No. rooflights on the north and south facing roofslope.
SITE AREA	Approximately 770 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed on the side boundaries by hedging, 1.5-3 metres in height, and a 2 metre high close boarded timber panel fence on the rear boundary.
SITE CHARACTERISTICS	The application property is a modest, detached bungalow, located to the rear of properties along Park Road. The bungalow is constructed from brick with a pitched, tiled roof and is accessed via a private drive.
CHARACTER OF LOCALITY	Ribbon of residential development located in open countryside accessed via an unadopted, private road.

RELEVANT SITE HISTORY

WA/1/60	Outline for bungalow and garage	Approve Cond 17-02-1960
WA/1/60/A	Bungalow and garage	Approve 17-02-1960

REPRESENTATIONS**Representations received:**

Barnham Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Outside built-up area boundary
Special control of adverts
No public sewer

DEVELOPMENT PLAN POLICIES

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 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

PRINCIPLE

The site is located outside the built-up area boundary where development must be sensitively designed to protect the visual amenity of the countryside.

DESIGN

The proposed side/rear extension will be on the west flank elevation of the property under a pitch roof, faced in brick to match the existing dwelling with ship-lap weatherboarding to the gable. The ridge height of the extension is stepped below the existing bungalow and the eaves line/fenestration is in keeping with the existing property. The scale and design of the extension is visually integrated and sympathetic to the existing property.

VISUAL AMENITY

PPS7 seeks to strictly control new development in open countryside, in order to safeguard the countryside for its intrinsic character and beauty. The scale of the extensions is in keeping with the modest character and appearance of the property. Further, the site is reasonably well screened on the rear (east) and southern boundaries by high boundary fencing and hedging. The proposal is not considered to give rise to an unacceptable increase in the built-up appearance of the site and will preserve the rural amenity of the surrounding open countryside. The property is set back from the street frontage at the end of a private driveway. As such, the proposed extensions and alterations will have limited impact on the streetscene.

RESIDENTIAL AMENITY

With regard to residential amenity, the nearest neighbouring property is located approximately 15 metres to the north. The proposal will be visible to the neighbouring property, but owing to the separation distance, there will be no loss of outlook, privacy or overlooking. Ample separation distance of 35-40 metres is retained to the neighbouring properties at Pack Cottage and to the west, such that there will be no impact on these properties.

SUMMARY

In summary, the proposal is an appropriate scale and design that will preserve and maintain the rural and visual amenities of the locality. It is therefore recommended that planning permission is granted, 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 development hereby approved shall be carried out in accordance with the following approved plans: Location Plan, Block Plan, Existing Ground Floor Plan, Existing Elevations, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Elevations, received on 2 November 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 material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN3

NATIONAL POLICIES: PPS1, PPS7

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