

PLANNING APPLICATION REPORT**REF NO:** BN/24/10/**LOCATION:** 8 Halliford Drive
Barnham**PROPOSAL:** Single storey conservatory and rear extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 160 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high closed boarded fence.
SITE CHARACTERISTICS	Single storey bungalow type dwelling within residential estate characterised by housing of a similar scale, design and style.
CHARACTER OF LOCALITY	Residential estate within an rural village.

RELEVANT SITE HISTORY

BN/8/93	Single storey rear extension	Approve Cond 03-08-1993
BN/16/09/	Removal of existing temporary shed and the replacement with a new garage.	Permit'd Devel 20-10-2009
Y/9/61	Two bungalows and garages	Approve Cond 19-07-1961

REPRESENTATIONS**Representations received:**

Parish Council comments awaited.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7 DEV19	The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks to construct a single storey extension to the rear of residential property at 8 Halliford Road.

The modest size of the extension and its height being lower than the existing roof height of the property will ensure the extension is visually subservient to the existing building. Furthermore, given the level of boundary screening, the proposed development will not be prominent from surrounding public vantage points. It is therefore considered that by reason of its size, scale and

siting, the proposed extension would not have a significant impact on the visual amenities of the locality or on the character and appearance of the area.

The height of the proposed extension, and its distance from the neighbouring boundaries, is such that it would not have a significant impact on the residential amenities of the occupiers of neighbouring dwellings by means of being overbearing, loss of light or overlooking.

It is considered that the proposed development would not have a materially adverse effect on the residential or visual amenities of the locality. Therefore, it is 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 This permission relates to the following approved plan drawing no. 3217 dated 22.07.2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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

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.