

APPLICATION REF: B/12/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Single storey extension (re-submission following B/1/06), Bumblebee Cottage, Wepham Green, Wepham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey extension will measure approximately 2.5m in length, 3.5m in depth and will be 3.9m in height.
SITE AREA	Approximately 460 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Land slopes down from east to west from main road The Street.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary has wooden ranch type fencing approximately 914mm in height. Rear west boundary has open fields then hedging, north side boundary has hedging/tree screening approximately 2m-2.5m in height, side south boundary has hedging/tree screening approximately 3m in height.
SITE CHARACTERISTICS	Grade II Listed. Semi-detached Norfolk style cottage with a pitched roof single storey side extension., small detached outhouse with parking area to the front of the site. Paddock area to rear west boundary. The walls have flintwork to front, red and grey brickwork to sides with a grey tiled roof.
CHARACTER OF LOCALITY	Rural area within the Burpham and Wepham Conservation Area. Detached and semi-detached properties of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
B/2/01	Erection of shed and greenhouse.	Approved/Conditionally 20-04-2001.
B/1/06	Two single storey side extensions.	Refused 28-02-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Burpham Village Committee	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No comment.

APPLICATION REF: B/12/06

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	A well designed incidental extension which will not detract from the character or appearance of the listed building or the Conservation Area.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-Up-Area Boundary Within Area of Outstanding Natural Beauty Within the Burpham and Wepham Conservation Area Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, CH2, CH4, CH5 Arun District Local Plan : GEN3 GEN7, AREA2, AREA9, DEBV19
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PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development PPS7 - Sustainable Development in Rural Areas PPG15 - Planning and the Historic Environment

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.
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COMMENT ON CONSULTATION RESPONSES

None.

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:- <i>"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."</i> 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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding rural area.

OTHER MATERIAL CONSIDERATIONS

APPLICATION REF: B/12/06

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 is a re-submission of a previously refused application B/1/06 for two single storey extensions that were unacceptable in terms of design and prominence in relation to the Grade II Listed Building.

The property is located at the end of a lane with a paddock area to the side and rear. The proposed single storey pitched roof extension is sited on the rear elevation and will abut an existing single storey pitched roof kitchen extension and the size, height and design of the extension is more in keeping with the previous extension.

It is not considered that the extension would cause demonstrable harm to the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Furthermore, the proposal would not be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding rural area.

It is therefore recommended that the application should be approved, subject to the conditions set out overleaf.



BURPHAM

B/12/06/

Single storey extension (Resubmission
following B/1/06)

Bumblebee Cottage
Wepham Green
Wepham

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 All external joinery shall be of white painted timber.

Reason: In order that the special architectural and historic interests of this listed building safeguarded in accordance with policies CH5 of the West Sussex Structure Plan and DEV10 of the Arun District Local Plan.

