PLANNING APPLICATION REPORT

REF NO: **B/12/11/**

LOCATION: Hillside Cottage
The Street
Burpham

PROPOSAL: Proposed single storey side extension including new side window & widening of kitchen window. Replace hip end to outbuilding roof with a gable end, raise entrance door & part of floor & new/repositioned roof lights

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension proposed is to west side of the dwelling measuring approximately 4m in width x 2.1m in depth x 3.1m in height. The proposal would also include an extension to the roof of the existing outbuilding to form a gable roof in place of the existing hipped roof together with 2No. roof lights to rear roof slope of the outbuilding. The proposal also includes a new window to the rear elevation of the dwelling and an increase in width of the existing kitchen window to the east elevation. The alterations to the windows and new openings are considered to be permitted development by virtue of the Town and Country Planning (General Permitted Development) Order 1995 as amended.
SITE AREA	Approximately 733 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes downwards from west to east. Rear boundary kept by a steep slope.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint wall to front boundary, approximately 1.4m in height. West boundary kept by various mature hedging and trees, rear boundary is not defined but steep slope encloses rear boundary. Eastern boundary kept by intermittent hedging and fencing.
SITE CHARACTERISTICS	Detached 2 storey dwelling, flint and red brick quoin elevations, gable slate M shaped roof. Detached single storey outbuilding to rear of dwelling.
CHARACTER OF LOCALITY	Sited within a rural area with a mix of residential properties within the locality. Burpham Conservation Area.

RELEVANT SITE HISTORY

PAA/23/11/	Proposed single storey side extension, new side window, widen kitchen window, replace hip roof to outbuilding with gable end including raise door and part of floor. (This application falls within the South Downs National Park Authority)	Pre-app Issued 31-03-2011

REPRESENTATIONS

Representations received:

Burpham Parish Meeting

The extension is small and does not affect the neighbouring properties. The other proposed alterations to the property will improve the appearance of the building and make it more user friendly. Please approve this application.

Comments on Representations received:

Comments noted

CONSULTATIONS

Consultations responses received:

Conservation Area Advisory Committee:
No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Conservation Area
South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPS5	Planning for the Historic Environment

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 together with the character and appearance of the Conservation Area. .

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.

LISTED/CA
Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it would preserve the character of the Conservation 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

The applications seeks permission for a single storey side extension and alterations to the roof of an existing outbuilding. The site forms a part of the Burpham Conservation Area and is located outside of the built-up area boundary.

The siting of the proposed extension and the existing outbuilding to the rear of the dwelling means that the proposed alterations will not be viewed from the public domain. As such they would not impact upon the established appearance of the Burpham Conservation Area.

The addition to the side of the dwelling would be of a design and scale which would by sympathetic to both the setting and appearance of the building with the use of appropriate materials allowing for greater visual integration. The introduction of a gable roof to the outbuilding would be in-keeping with the design of the host dwelling and also that of the larger section of the outbuilding. As such the proposed additions to the dwelling are acceptable from a visual amenity point of view.

In terms of the setting of the site within the National Park, by reason of scale of the additions the proposal will have no adverse impact on the conservation of the natural beauty of the landscape. The proposal therefore would not conflict with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; (2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

The additions would have no detrimental impacts upon the private amenity of adjoining residential

sites given their scale and the distance maintained from nearby properties.

It is therefore 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 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No. 091.PG2A; 091.S1A and 091.PG1A

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 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 DEV19 and GEN7 of the Arun District Local Plan.

4 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: GEN3, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS7, PPS5

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