

PLANNING APPLICATION REPORT

REF NO: B/21/11/

LOCATION: The Stables
Burpham

PROPOSAL: Change of hipped end to gable & 1no. proposed solar panel to roof. This application lies within the South Downs National Park Authority.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 433 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes down from highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and side boundaries of the site enclosed by flint wall with red brick quoins, approximately 1.6m high, supplemented by timber trellis fencing to the south-west boundary, approximately 1.8m high.
SITE CHARACTERISTICS	Detached 1 1/2 storey building, converted barn. Red brick quoin and flint elevations, gable red tiled roof. Catslide roof addition to side. Single storey section to the rear of the building.
CHARACTER OF LOCALITY	Sited within a rural area, residential dwellings within close proximity. Burpham Conservation Area.

RELEVANT SITE HISTORY

B/25/10/	Replacement extension to form garden room, Approve Cond addition of 3 no. dormers to create 2 no. bedrooms in roof space	14-10-2010
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REPRESENTATIONS

Representations received:

Burpham Parish Meeting

The applicants have already gained planning permission to extend and modernise their cottage. The change to the gable end will improve the new upstairs accommodation. The new window does not overlook neighbouring properties. The solar panel will not affect other properties.

Comments on Representations received:

Comments on Parish Meeting Response:
Noted.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee:

Objection; do not consider the solar panel installation enhances the Conservation Area.

Comments on Consultation responses:

Comments are noted, however the solar panels are sited to have a minimal impact upon the Conservation Area and would not be readily visible from the public domain given the screening provided by the dormer windows previously approved and the change in ridge height on the property. As such the proposal provides a sustainable energy resource which is considered to have a neutral impact upon the Conservation Area.

It should also be noted that it is likely that the Solar Panels could be constructed within this position under permitted development rights for a residential property, by virtue of Part 40 Class A of the Town and Country Planning (General Permitted Development) Order 2008.

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](#)

[GEN7](#)

[DEV19](#)

[AREA2](#)

[GEN21](#)

Protection of the Countryside

The Form of New Development

Extensions to existing residential buildings

Conservation Areas

Renewable Energy

PLANNING POLICY GUIDANCE

PPS1

PPS5

PPS7

Delivering Sustainable Development

Planning for the Historic Environment

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 together with the character and appearance of the Conservation Area.

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.

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 is not considered to materially affect 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 proposed application seeks permission for a solar panel to be sited on the side roof slope of the dwelling and the change of the hipped roof slope to the rear elevation of the dwelling to a gabled roof slope. The site is located within the Burpham Conservation Area and the South Downs National Park.

The proposed alteration to the rear roof slope to replace the hipped roof with a gable end is considered to enhance the appearance of the dwelling with no detriment to the character and appearance of the locality nor the amenity of neighbouring properties with the proposed window facing onto the paddocks/grazing land to the east of the site.

The introduction of the solar panel set between the step in the ridge line of the dwelling and the rearmost dormers provides for a sustainable energy resource in an acceptable position, mitigating any detrimental impacts upon the appearance of this historic Conservation Area.

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.

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 This permission relates to the following approved plans;

Drawing No. 10366/06 Revision B and 10366/07.

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 roof of the extension 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, AREA2, DEV19, GEN21

NATIONAL POLICIES: PPS1, PPS5, PPS7

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