

B/2/11/

PLANNING APPLICATION REPORT

REF NO: B/2/11/

LOCATION: 102 The Splash
Wepham

PROPOSAL: Ground floor extension to living area at side and rear of property and garden summer house in rear garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension would measure approximately 7m wide, 3.6m to the rear, 4.5m to the side elevation and 5m in height. The side addition would measure approximately 2.3m x 4.5m x 4.5m high. The summer house would measure 4.5m in depth x 4m in width x 2.5m in height.
SITE AREA	Approximately 864 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site stepped up from the highway, rear garden slopes down from east to west.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Metal wire fencing approximately 1m high enclosing rear of the garden supplemented by trees to the west boundary.
SITE CHARACTERISTICS	Semi detached 2 storey dwelling. Flint red brick quoin, gable slate tiled roof. Half pitch section to side elevation. Conservatory to the rear elevation.
CHARACTER OF LOCALITY	Sited within a rural area, residential properties of varying design and scale within close proximity.

RELEVANT SITE HISTORY

B/10/10/	Ground floor extension to living area at side and rear of property and garden summer house in rear garden	Approve Cond 02-07-2010
B/12/10/CA	Application for conservation area consent for the part demolition of the boundary wall to the front of the property	Cons Area Not Req'd 02-07-2010
B/9/10/	Provision of off street car parking and ramped access to cottage	Approve Cond 21-07-2010

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REPRESENTATIONS

Representations received:

Burpham Parish Meeting

The proposed summerhouse is not large and also would not affect the neighbouring houses.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com

Conservation Officer

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside the built-up area boundary

South Downs National Park

Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

GEN3

GEN7

DEV19

AREA2

Protection of the Countryside

The Form of New Development

Extensions to existing residential buildings

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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 and 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 application is a re-submission of a previously approved scheme for single storey side and rear additions, roof lights and solar panels within the rear roof elevation together with a summer house within the rear garden, B/10/10/ refers.

The only identified change from the previous approval is the increase to the footprint of the summerhouse, the height would be as approved and no alterations are proposed to the previously approved extension. Therefore the consideration of this application is the increase in footprint of the summerhouse as there has been no change to relevant planning policies.

The siting of the summerhouse remains unchanged, maintaining some 20m from the neighbouring dwelling. Whilst the structure is within close proximity to the east boundary of the site adjoining the rear garden of May Cottage its single storey nature and design will ensure that it does not appear obtrusive or overbearing to the occupiers of this property.

The proposed summerhouse and extension is not considered to ^{adversely} impact upon the historic Conservation Area nor the character and appearance of the surrounding National Park.

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;
1:1250 Plan; Drawing No. 44-L rev A; 44-SH; 44-SH2; 44-SG1 rev A; 44-PG1; 44-SE Rev A; 44-E1 Rev B and 44-SHD.

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

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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 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

SOUTH EAST PLAN: CC6, C2, C3, BE6

LOCAL PLAN: GEN3, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

