

B/7/07/CA**CONSERVATION AREA CONSENT REPORT**

DESCRIPTION/ ADDRESS	- Application for Conservation Area Consent for removal of existing conservatory, proposed new extension using conservatory footprint, to be used as kitchen/dining Pensway Burpham
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing single storey rear conservatory within Conservation Area
SITE AREA	270 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected worthy of retention by Tree Preservation Order
BOUNDARY TREATMENT	Front boundary undefined. Remaining boundaries kept by mixture of hedging, fencing, and brick wall approximately 1.5m – 1.8m in height
SITE CHARACTERISTICS	Two-storey property with flint and brick/rendered walls and tiled roof
CHARACTER OF LOCALITY	Rural

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Burpham Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Conservation Officer	Good design of good quality materials. There will be no adverse effect on the Conservation Area or the local list building. No objection to removal of existing conservatory. Not clear about the proposals to raise flints by 300mm at the front of the premises
Conservation Area Advisory Committee	Roofing materials need to be clarified – plain clay may not be suitable due to the pitch. Suggest natural slate

B/7/07/CA

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Area of Outstanding Natural Beauty
 Within Conservation Area
 Building of Special Character
 Outside of Built-Up Area boundary
 Within Area of Special Advertisement Control
 Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, CH2, CH4, CH5
 Arun District Local Plan: GEN3, GEN7, GEN22, AREA2, AREA9, DEV19

PLANNING POLICY GUIDANCE

PPS1: Delivering sustainable development
 PPS7: Sustainable Development in the 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 the character and appearance of the Conservation Area within the Area of Outstanding Natural Beauty, and impact upon the Building of Special Character.

COMMENT ON CONSULTATION RESPONSES

Noted. This is an application for Conservation Area consent for demolition of an existing conservatory. In the event of the planning application (B/6/07) being recommended for approval, a condition will be attached to the decision notice ensuring details of the roof material be submitted to the Local Planning Authority for approval prior to the commencement of development.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

B/7/07/CA**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

In addition, Section 72(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 a suitable scheme for replacement has been put forward which is deemed to be acceptable.

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 existing conservatory to the demolished is of no great visual merit, being of modern design and not conspicuously visible in the street scene or other view points. The loss of this relatively modern extension is considered to have a neutral effect on the Conservation Area and thereby the established character and appearance of the Conservation Area is preserved. It is therefore recommended that Conservation Area Consent should be granted, subject to the conditions set out overleaf.

BURPHAM**B/7/07/CA**

Application for Conservation Area
Consent for removal of existing
conservatory, proposed new extension
using conservatory footprint, to be used
as kitchen/dining

Pensway
Burpham

RECOMMENDATION

Approve Conditions

- 1 The works for which Conservation Area Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

