

PLANNING APPLICATION REPORT

REF NO: CL/17/11/

LOCATION: Trevellas
The Street
Clapham

PROPOSAL: Single storey extension to the side of the existing property to provide a new kitchen & dining room, including external timber decking & new path & render to the lower part of the existing house (this application falls within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a wedge shaped single-storey contemporary style extension measuring approximately 9.7 metres in length by 5.2 metres in width at its narrow end and 7.4 metres at its wide end. Height to the roof top is approximately 3.1 metres with a centrally located lantern roof light projecting slightly higher. A paved terrace will be formed to the rear of the extension and the existing brickwork on the dwelling. other than the two-storey extension to the front, will be refinished in painted render.
SITE AREA	Approximately 605 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by a mixture of approximately 2 metre high hedging and timber fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown brick elevation walls with tile hanging above ground floor window heads. The roof is tiled and gabled, with a catslide slope to the front. A conservatory extension has been added to the rear whilst a small two-storey extension has been added to the front.
CHARACTER OF LOCALITY	The site is located outside of the built-up area and is set back behind dwellings which line a narrow village road. The site is part of the Clapham Conservation Area where dwellings exhibit a mixture of designs and scales. The site backs onto paddocks which, in turn, back onto open countryside and woodland and falls within the South Downs National Park. A public footpath, bordered by hedging, runs to the rear of the site.

RELEVANT SITE HISTORY

CL/4/98/

New front porch with study over

Approve Cond

10-12-1998

REPRESENTATIONS

Representations received:

Clapham Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE: No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Within Conservation Area

Within South Downs National Park

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

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 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.

Where the building is located in a Conservation Area, Section 71(1) of the (Listed Buildings & Conservation Areas) Act 1990 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.

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 extension will be made to the side of the existing dwelling, which is set back from the road behind neighbouring buildings, and is of a modest scale, particularly in height. It is therefore considered that it will have no significant visual impact upon the surrounding area and, consequently, will not be harmful towards its character and appearance.

In the wider context of the National Park, the proposed extension is being added in an area where there is a long established concentration of buildings and, as such, will not form an isolated feature in the countryside and will be compatible 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 considered that the modest scale of the proposed extension will ensure that it maintains visual subservience towards the existing dwelling. The extension is considered to possess a high quality contemporary design which will stand out from that of the main dwelling but will not overwhelm its existing character. Its distinctive appearance will help break up the resultant wide frontage of the dwelling, preventing it from appearing monotonous.

With regards to impacts upon neighbouring residents, the modest scale of the proposed extension and its positioning away from site boundaries will help prevent it from appearing overbearing towards neighbouring dwellings or from causing undue overshadowing. All windows will be at ground floor height and views towards neighbouring properties will be obstructed by existing site boundary treatment whilst the proposed roof light will be at a high level and will not offer any realistic opportunities for outwards views in the direction of neighbouring properties.

It is therefore recommended that the application is 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:-

1102/SK/21;
1102/SK/11B;
1102/SK/01A;
1102/SK/14A;
1102/SK/15A;

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 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, PPS5, PPS7

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