

APPLICATION REF: CL/4/07/

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Two storey independent relative annexe. High Rising, The Street, Clapham.
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.04 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The application site slopes upwards from south to north, rising by approximately 0.5m.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	0.5m flint walling to site frontage. Low fencing and tree coverage to east side. Low post fencing and hedge/tree coverage to west and north boundaries.
SITE CHARACTERISTICS	Two storey detached property. The dwelling consists of red/brown brick walls and brown tiled gable roof. Protruding pitched roof element to front easterly side, with red hung tiles at first floor level.
CHARACTER OF LOCALITY	Residential road, within rural area. Surrounding properties are varied in style and design. Detached, semi-detached and terraced dwellings. Properties are predominantly two storeys in height, although there are some bungalows within the area, namely 'Bramble Cottage' (located opposite the application site).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
CL/16/89/	Outline application for removal of existing outbuilding and garage and erection of detached dwelling with integral garage.	Refused 19-06-1989.
CL/1/90/	Demolition of existing house and erection of two detached dwellings served by a private drive.	Refused 19-03-1990 Appeal Dismissed 07-06-1991.
CL/12/90/	Demolition of existing suburban dwelling and erection of 2 no. traditionally designed dwellings with garaging and the provision of off-street parking for 155/156 Clapham Street.	Refused 27-02-1991 Appeal Allowed 07-06-1991.

APPLICATION REF: CL/4/07/

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Clapham Parish Council	Awaited.
LOCAL GROUPS	None.
Two Letters of Support (from members of the public with the same surname as the applicant)	This scheme should be approved; This scheme will match the appearance of the existing house and does not create problems with overlooking other properties and blends in well with the village setting. The two adjacent neighbours and one opposite have been consulted on this planning application and have no objections or adverse comments whatsoever. Long term this scheme will benefit the community by providing elderly accommodation for the owner's elderly family which might otherwise be necessary to be provided elsewhere.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	The extension is not visually incidental to the main building and will give rise to a very bulky building which will detract from the character and appearance of the Conservation Area and the setting of the Listed Building, 155/156 The Street, to the south.
Conservation Area Advisory Committee	Objection: Inappropriate design, out of scale in this village context. Would suggest single storey (possibly).

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built up Area Boundary Conservation Area Area of Outstanding Natural Beauty
<i>Setting of Listed Building</i>

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, DEV1, CH1, CH2, CH4, CH5. Arun District Local Plan: GEN3, GEN7, DEV11, DEV19, AREA2, AREA9.
--

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPS7	- Sustainable Development in 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 visual and residential amenity.
--

APPLICATION REF: CL/4/07/

COMMENT ON CONSULTATION RESPONSES

It is agreed that the proposed extensions would not appear visually incidental to the main building and will give rise to a very bulky building which will detract from the character and appearance of the Conservation Area and the setting of the Listed Building, 155/156 The Street, to the south.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**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 conflict with relevant Development Plan policies in that the development would not appear visually subservient to the main dwelling and would detract from the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and the setting of the adjacent Listed Buildings to the south, No. 155/156 The Street.

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 proposal would involve the erection of a two storey extension to the west side of the main dwelling. The extension would measure 6.5m in width, 8.4m in depth and 9m in height with a half hipped roof. The proposal would comprise a kitchen, dining/lounge, terrace at ground floor level and 2 No. bedrooms and 2 No. en-suites at first floor level.

The application site is located along a residential road, within the rural area. Surrounding properties are varied in style and design, being detached, semi-detached and terraced dwellings. Properties are predominantly two storeys, although there are some bungalows within the area, namely 'Bramble Cottage', which is located opposite the application site. It is noted that the application site is located within an Area of Outstanding Natural Beauty and a Conservation Area.

It is considered that the proposed two storey extension by reason of its scale, siting and height would not appear visually subservient to the main building. Further, the proposal would not relate sympathetically to the main dwelling by reason of its scale, form, design and height and it is considered that the resultant building would detract from the character and appearance of the Conservation Area and Area of Outstanding Natural Beauty. In addition, it is considered that the proposed extension would detract from the setting of the adjacent ~~to the~~ Listed Buildings to the south, No. 155/156 The Street.

It is therefore recommended that the application is refused for the reason outlined overleaf.

APPLICATION REF: CL/4/07/



CLAPHAM

CL/4/07/

Two storey independant relative annexeHigh Rising
The Street
Clapham

RECOMMENDATION

Refuse

- 1 The proposed two storey side extension would not relate sympathetically to the existing building by reason of its scale, form, height and design and it is considered that the resultant building would detract from the character ^{and} appearance of the Conservation Area and Area of Outstanding Natural Beauty. The proposal is therefore contrary to policies LOC2, DEV1, CH1, CH2, CH4 of the West Sussex Structure Plan and GEN3, GEN7, DEV19, AREA2, AREA9.
- 2 The proposed extension by reason of scale and proximity to adjacent Grade II Listed Buidlings to the south, namely No.155/156 The Street, Clapham would damage the setting of these listed buildings and would therefore conflict with policy CH5 of the West Sussex Structure Plan and DEV11 of the Arun District Local Plan.

