

CM/23/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS - Extend existing single storey rear elevation to form dining room, add oak-frame and brick open porch to front. Erect single storey oak frame 3 bay car port at 90 degrees to the front westerly side of property. Sadlers Cottage, Brookpit Lane, Climping.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

SITE AREA Approximately 0.13 ha.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY Rear garden raised by approximately 1m.

TREES None.

BOUNDARY TREATMENT Front is open with parking area, rendered wall approximately 1.8m in height to the south and hedging approximately 3m in height to the east, chain link fencing approximately 2m in height separates rear garden.

Rear north boundary is kept by close boarded fencing approximately 2m in height, west boundary has trees approximately 4m in height.

SITE CHARACTERISTICS A two storey semi-detached dwelling formed of yellow painted render walls and a slate tiled pitched roof, single storey extension on rear.

CHARACTER OF LOCALITY A predominantly rural area comprising a few dwellings amongst farms and agricultural land.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
CM/3/01/	Alteration of nos. 4 & 5 Kents Cottage to single dwelling and extension to west elevation and front porch (4 & 5 Kents Cottages)	Approved Conditionally 23-03-2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Climping Parish Council	The Parish Council does not oppose this application but recommend conditions be imposed on materials as porch and oak frame car port will be at odds with the rest of the property and No. 3. A more sympathetic solution would be that the porch and car port be rendered to match the main house and the garage of No 3.

CM/23/06/**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
	Covenants on the land restrict boundary walls to a height of 6ft and a wall has been erected higher than 6ft.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Strategic Gap

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH3 Arun District Local Plan : GEN3, GEN7, DEV19, AREA10
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PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPS7	- 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 and impact on the countryside and Strategic Gap.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted – It is considered that the oak-framed porch and car port with brick facing materials are acceptable. The introduction of these materials adds interest to the building. For this reason, a condition is not recommended requiring render instead of brick facing materials. The wall does not form part of this application but a copy of your letter has been passed to the compliance section for action. Land covenants are a private matter.

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> 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 adjoining properties, nor would it have an adverse impact upon the established
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

character of the surrounding rural area or Strategic Gap.

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

There is an existing extension on the rear north elevation of the dwelling and the proposal is to extend this structure to create a dining room. The extension will be approximately 9.2m in length and will project out approximately 4.5m into the rear garden which is approximately 1.2m forward than the existing structure. There are no properties to the rear of the proposal and with adequate boundary screening and the absence of windows on the east side elevation it is not considered that the proposal would detrimentally impact upon the occupiers of the adjoining property No 3 Kents Cottages by way of adverse overshadowing, overbearing effect, loss of privacy or overlooking.

The proposed oak-framed open porch with pitched slate roof will be sited on the front south elevation approximately 17m from the front boundary. The size, design and style is considered acceptable and visually subservient to the main dwelling.

The proposed three bay oak-framed carport with slate roof is to be positioned to the front west side of the property. Two bays of the carport will be open and the third bay will be separated with wooden doors at the front and the open area to the rear will be used for storage.

The neighbouring property 3 Kents Cottages has had various work including enclosed front porch extension and a detached garage to the east of the site forward of the dwelling house. There are other examples of buildings close to the road in the immediate area including the barn to the west and farm buildings opposite.

Furhermore, it is not considered that the porch and carport will be obtrusive in the context of the street scene, nor would it have a detrimental effect on the amenities of the area or the strategic gap.

It is therefore recommended that the application be approved subject to the following conditions.

CLIMPING

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Extend existing single storey rear elevation to form dining room, add oak-frame and brick open porch to front .
Erect single storey oak frame 3 bay car port at 90 degrees to the front westerly side of property

Sadlers Cottage
Brookpit Lane
Climping

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the external walls of the rear extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed porch and car port have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the porch and car port.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 This permission relates to the plans as submitted and amended by substitute plan dated 17th January, 2007.

Reason: For the avoidance of doubt.

