

PLANNING APPLICATION REPORT

REF NO: CM/6/10/

LOCATION: Redcot
Climping Street
Climping

PROPOSAL: Proposed rear extension garage conversion and side porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension involves the construction of a rear extension incorporating a kitchen/diner and garden room which will measure approximately 10.6 metres in length by 5.8 metres in width and 5 metres in height. In addition, the existing flat roof garage which measures approximately 5.6 metres in length by 5.3 metres in width will be converted to living accommodation and have a pitched roof formed over it with a ridge height of approximately 5 metres. A porch measuring approximately 2.7 metres in length by 1.8 metres in width and 3.9 metres in height will be added to the south elevation.
SITE AREA	Approximately 970 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	There are small trees and shrubs towards the rear of the site which may have to be cleared to accommodate the proposed structures.
BOUNDARY TREATMENT	The site is surrounded by combination of approximately 2 metre high hedging and approximately 1.8 metre high timber featherboard fencing.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has red brick elevation walls and a tiled, hipped roof. The the south of the dwelling is a detached double garage building which has a false pitched roof. This is reached by way of a gravel driveway.
CHARACTER OF LOCALITY	The site is located on a rural road which is characterised by a low density arrangement of residential dwellings which include historic flint walled two-storey buildings with the more modern dwellings on the road being predominantly bungalow or chalet buildings. There are gaps between most dwellings where the road is bordered by open fields and the road is also lined by trees and

hedgerows which contribute towards the rural character of the surrounding area. A hedge lined public footpath runs adjacent to the southern boundary of the site.

RELEVANT SITE HISTORY

CM/33/85	Addition of detached garage	Approve Cond 20-01-1986
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REPRESENTATIONS

Representations received:

Climping Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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.

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 would be positioned largely to the rear of the existing dwelling and would not be immediately visible from the road. The existing garage can be seen from the road and its appearance would change with the formation of a pitched roof over it, the change in appearance is considered to be an improvement as the proposed pitched roof would integrate more effectively with surrounding buildings than the existing false-pitch, therefore it is considered that the proposal, as a whole, would bring about a slight improvement in the character and appearance of the surrounding area.

The upper parts of the proposed works would be visible looking north from the public footpath that runs adjacent to the southern boundary of the site, however, views in this direction are already of the existing building and properties on Langmead Close and the views to the east towards open countryside would not be obstructed.

It is considered that the proposal would relate sympathetically towards the existing building in terms of design and scale. Whilst the floor area of the dwelling will more than double, the utilisation of an existing detached building to provide part of that floor area, and the fact that the extensions and new roofing are not greater in height than the existing building, would ensure that the proposal would retain visual subservience to the existing dwelling. The design features of the proposals are considered to compliment the existing building. The pitched roofing would compliment the existing roofing on site and, in the case of the converted garage, improve its integration with the main dwelling by replacing a less sympathetic false-pitch roof. The eaves height of the roof for the extension and converted garage would also match the eaves height of the existing roof and this would produce a smooth transition between the original building and the proposals.

With regards to residential amenities, it is considered that the proposal would not have a harmful impact upon them as all additions would be single storey height and not face directly towards any neighbouring properties. They would therefore not appear overbearing or cause an unacceptable increase in overshadowing, further, any views from windows towards neighbouring properties would be adequately obstructed by existing site boundary treatment in order to prevent an adverse level of overlooking from occurring.

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 This permission relates to the following approved plan:-

Proposed Rear Extension, Garage Conversion and Side Porch (Drawing No. 01)

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 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

LOCAL PLAN: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

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