

EG/108/05/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/	- Erection of a conservatory
ADDRESS	Wagtails, 71 Downview Road, Barnham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	A conservatory measuring approximately 5.6 metres in length, approximately 3.5 metres and approximately 3.6 metres at its apex. It will be constructed from brick elevations with Upvc windows and doors. The proposal would involve the demolition of a side wall to accommodate an access door to the conservatory.
SITE AREA	Approximately 0.102 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat but with some undulation
TREES	None of any significance affected by this application. However, a palm tree is intended to be uprooted and moved from its original position since it occupies a location required for the proposed conservatory.
BOUNDARY TREATMENT	To front the boundaries consist of red/brown brick walling approximately one metre high. The rear is characterised by close boarded fencing at approximately 1.8 metres in height and hedging, suspected to be <i>Leylandii</i> , at approximately 3 metres and thereby raising boundary treatment to approximately 4.8 metres in height.
SITE CHARACTERISTICS	A detached bungalow with smooth rendered white coloured walls and a hipped roof with brown pantiles. There is a detached garage with a matching brown pantiled roof. The windows are constructed from wood and designed in a bay style. To the rear the bottom eighth consists of red brick and the remainder smooth rendered.
CHARACTER OF LOCALITY	Predominantly residential and abutting a Class B Barnham Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/5/78	Outline for detached dwelling and double garage	Approved conditionally 15-03-1978
EG/76/87	Building of a 1.8 m high brick boundary	Approved conditionally 09-11-1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
Local Groups	None

EG/108/05/**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle
Southern Water	No adverse comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Inside Built-up Area Boundary Area of Special Character Class B Road Permitted Development Restriction – the high level window in the east elevation and the dormer window in the north elevation shall be obscured glazed

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : AREA1, GEN7, GEN19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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.
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COMMENT ON CONSULTATION RESPONSES

Noted

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 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 either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

EG/108/05/**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 legislative background.

CONCLUSIONS

The dimensions of the proposed conservatory including a protrusion at approximately 3.5 metres will ensure that it remains visually subservient to the existing building. The proposal also benefits from a second internal screen of close boarded fencing at approximately 1.8 metres to the south.

However, the strength of the proposal lies in the high boundary treatment adjacent to the Class B Barnham Road. This consists of close boarded fencing and hedging which collectively measures approximately 4.8 metres in height. This would amply shield the proposed conservatory, or at the very least, lessen the impact of the proposal. The hedging, suspected to be *Leylandii*, is considered expertly maintained and dense in foliage. In addition, there is an approximate 2 metre high fence forming the boundary treatment to Number 70 Downview Road which is the nearest property. Consequently, the proposed conservatory is unlikely to cause adverse effects by way of overlooking, overshadowing, overbearing effect or loss of privacy. Further, the proposed conservatory is considered acceptable in regard to Local Policy AREA1 and specifically in keeping with the established residential footprint of the area.

Incorporated within this application is the demolition of a side wall to facilitate a through door to the conservatory. This is considered acceptable given its modest width at approximately 3.5 metres. The conservatory would also extend beyond this at a distance of approximately 2 metres to the south. Despite this overhang, it retains a sufficient separation distance of approximately 6 metres to the east and over 15 metres to the southern boundary of the domestic curtilage. Also, due to its rear location it is unlikely to be perceived as isolated or incongruous, especially since it will not be viewed from the street scene. Given these factors, it can be asserted that the proposed conservatory is unlikely to cause a demonstrable level of harm.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.



EASTERGATE

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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).

