

PLANNING APPLICATION REPORT**REF NO:** EG/51/08/**LOCATION:** 105 Barnham Road
Barnham**PROPOSAL:** Demolition of attached garage, erection of rear extension and alterations. Re-roof entire bungalow in natural slate**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

As above. The extension and additions will be rendered and painted. The roof of the bungalow is to be re-tiled using slate

The proposal will involve the installation of two roof lights in the west elevation and both measure approximately 0.3 metres in width and height.

SITE AREA

Approximately 0.19 of a hectare.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

There are many trees on the site but none are affected by the proposed development.

BOUNDARY TREATMENT

To front there are trees commonly exceeding 2 metres in height with front sides consisting of dense coniferous hedging at over 1.5 metres in height. To rear, the dense coniferous hedging continues over 2 metres in height and trees - many of which appear to be mature specimens - also exceed 2 metres in height. The vegetation to rear finds some containment with the presence of close boarded fencing at approximately 1.8 metres in height.

SITE CHARACTERISTICS

A detached bungalow with red brick elevations. The roof is hipped with brown pantiles. There is an existing wooden extension to rear.

CHARACTER OF LOCALITY

Situated within a residential area, there are detached bungalows and two storey detached properties in the area.

RELEVANT SITE HISTORY

EG/2/49	Nissen hut for poultry houses and store sheds	Approve 15-08-1949
EG/5/49	Bungalow	Approve Cond 06-07-1949

REPRESENTATIONS

Representations received:

Eastergate Parish Council

Awaited.

One letter of objection.

The application refers to demolition of the existing garage, but makes no mention of parking provision as a replacement.

The applicant wishes to re-roof the entire property in slate. Some nearby properties have a restrictive covenant limiting the roofing material to tiles. You may wish to check if the same applies in this case.

Comments on Representations received:

Noted. However, parking provision is not a requirement for this application as laid down in the Arun District Local Plan 2003. Planning does not abide by covenants and so any treatment to the roof is not limited by any such document laid down on the property or estate.

CONSULTATIONS

Southern Water Services Ltd

Environment Agency

Consultations responses received:

Southern Water

No comment.

Environment Agency

No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area Boundary

Area of Special Character

Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1
DEV1
CH1

Arun District Local Plan: GEN7
DEV19

Locational Strategy
High Quality Development
Character

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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

This application involves modifications to the side and rear of the property with the demolition of an attached garage and construction of a rear extension. The bungalow will be re-tiled with slate and this implicates the entire roof.

The garage is without merit and so does not require retention in this scheme. The demolition of the garage will facilitate the restructuring of the rear with the removal of an existing extension to allow for a fourth bedroom to be built.

As a result, the proposal will remove the current disjointed appearance for a more integrated and aesthetically pleasing design. There will also be a level of symmetry offered in the footprint to the rear. The proposal maintains the single storey set by the existing bungalow and remains visually subservient.

The scheme will incorporate the installation of two rooflights set in the west elevation. However, these are both comparatively small when set against the scale of the west elevation and only measure approximately 0.3 metres in height and width. Consequently, they are unlikely to give rise to overlooking at a demonstrable level of harm to the neighbouring property of 107 to the west. This is especially due to the boundary treatment on the western boundary at this point which consists of dense coniferous hedging at over 2 metres in height.

Given that such modifications will be applied to the side and rear, it is unlikely that they will be construed as prominent or even particularly visible within the street scene. This is particularly since the property is set back from the road at a distance of approximately 21 metres and buffered with front boundary treatment consisting of mixed type trees over 2 metres in height.

The replacement of roof materials from brown pantiles to slate will be acceptable due to the residential character observed in the street scene. This will compliment the renovation on the property and be to the benefit of the proposal.

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

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 **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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

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