PLANNING APPLICATION REPORT

REF NO: EG/5/10/

LOCATION: Hartings
126 Barnham Road
Barnham

PROPOSAL: Provision of dormer (shower room) to internal loft conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.11 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf brick wall and hedging to front.
SITE CHARACTERISTICS	The site is a one and half storey chalet bungalow dwelling, with brick faced elevations and a hipped tiled roof.
CHARACTER OF LOCALITY	The site is located on Barnham Road, which is predominantly of two storey detached dwellings. The cul-de-sac to the rear, Syke Claun Close, is of bungalow dwellings.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Parish Council representation:
Awaited

Other representations:

Comments on Representations received:
Comment on Parish Council representation:

Comment on other representations:

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Area of Special Character

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA1	Areas of Special Character

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.

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 of Special Character.

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 seeks planning permission for the construction of a dormer window in the front elevation of 'Hartings', 126 Barnham Road.

The proposed dormer window would measure approximately 2.7m in width, 3.3m in depth, with a pitched roof reaching a maximum height of approximately 2.7m.

Whilst the location of the proposed dormer window is such that it will be readily visible from the street scene, its scale and design is such that it would be in keeping with the existing dwelling, and therefore it is not considered to have a significant impact on the visual amenities of the

surrounding Area of Special Character.

The position of the dormer window is such that it would overlook the highway, not the adjacent dwellings. The dormer would not result in any increase in the maximum roof height, and therefore it is not considered to have an overbearing impact on the occupiers of the neighbouring dwellings.

It is therefore recommended that the application be 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 plans, location plan, GD/110/201 and GD/110/206, received 4th February 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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: GEN2, GEN7, DEV19, AREA1

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.