PLANNING APPLICATION REPORT

REF NO: **FN/10/09/**

LOCATION: 41 Cross Lane
Findon

PROPOSAL: Proposed rear & side single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 550 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Elevated from highway
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	A close boarded fence approximately 1.8 metres in height supplemented by hedging surrounds the perimeter of the rear garden.
SITE CHARACTERISTICS	The site is a semi detached two storey property with red brick elevations and white painted timber framed sash windows.
CHARACTER OF LOCALITY	The site is located in a semi rural area along a residential road of properties of various styles.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Findon Parish Council
No Objection
Comments on Representations received:
Noted

CONSULTATIONS

Southern Water Planning
Consultations responses received:
None
Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Area of Outstanding Natural Beauty

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	CH12	
	CH2	Areas of Outstanding Natural Beauty
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA9	Area of Outstanding Natural Beauty
	DEV19	Extensions to existing residential buildings

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 or the Area of Outstanding Natural Beauty.

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 to construct a single storey rear and side extension to 41 Cross Lane. The proposed extension is essentially 'L'Shaped, and would extend approximately 4 metres from the rear elevation and 2.5 metres from the side elevation. The proposed extension would measure approximately 9 metres in width (at maximum) and 7.5 metres in depth (at maximum).

The extension is to have a false pitched roof with exposed cutfoot rafters, with tiles and brickwork to match the existing. The windows are to be timber framed, also to match the existing.

It is considered that by reason of its scale, design and materials, the proposed development would not be incongruous to the existing dwelling, neither would it have a detrimental impact on the character or appearance of the surrounding area.

The single storey nature of the proposed scheme is such that it is not considered to have an overbearing impact on the neighbouring properties. Indeed, the proposed extension would not project from the rear elevation much further than an existing first floor extension on the adjoining property, no. 43 Cross Lane. Whilst the proposed extension is to contain several windows, given that the extension is only single storey it would not give rise to material overlooking.

It is considered that the proposed development would not have an adverse effect on the character or appearance of the existing dwelling or the surrounding area, including the Area of Outstanding Natural Beauty. Neither is it deemed to have a significant impact on the residential amenities of the neighbouring properties. 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 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: DEV1, LOC1, CH1, CH2

LOCAL PLAN: GEN7, GEN2, AREA9, 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.