

PLANNING APPLICATION REPORT

REF NO: FN/1/11/

LOCATION: 2 North End Cottages
Horsham Road
Findon

PROPOSAL: Extension & alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks permission for a single storey rear extension to measure approximately 2.7m in width x 3.6m in depth x 2.6m in height.
SITE AREA	Approximately 154 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Land slopes east to west.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall to front boundary, approximately 1m in height.
SITE CHARACTERISTICS	Mid terrace 2 storey dwelling, existing flat roof addition to rear elevation. Rendered elevations, slate tiled roof and UPVC porch with gable roof to front elevation.
CHARACTER OF LOCALITY	Sited within a rural location. Within a small terrace of dwellings with outbuildings forward of the properties. Farm storage building to north and east of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
National Park
Outside the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual appearance of the host dwelling and 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 application seeks permission for a single storey extension to the rear elevation of the existing dwelling. The dwelling has previously had a single storey flat roof extension to the rear with the proposal extending further beyond this.

The proposed extension together with the existing flat roof rear projection would be of a greater depth to that of the host dwelling forming a single storey flat roof section with a depth of approximately 7.1m, some 1.4m deeper than the 2 storey section of the host dwelling. As such it is not considered to represent a proportionate addition and is contrary to the provisions and intentions of policy DEV19 Criterion (i). Policy DEV19 makes it clear that extensions must sympathetically relate to and visually integrate with existing buildings and criterion (ii) that they appear subservient. It is considered that the rear projection does not respect the proportions and design of the original dwelling and for these reasons it is not considered that the design, form and scale comply with Policy DEV19.

It is therefore recommended to refuse the application for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed extension by reason of its rear projection would fail to integrate with and appear subservient to the host dwelling, resulting in an incongruous addition that would have an unsatisfactory relationship to the host dwelling and detrimental to its appearance and character contrary to policy GEN7 and DEV19 of the Arun District Local Plan.