

APPLICATION REF: FN/21/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Removal of existing conservatory and construct pitch roof dining room, Wisteria Cottage, Findon Road, Findon.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension will measure approximately 4.4m in width, 4.4m in depth and will be 4.4m (maximum) in height.
SITE AREA	Approximately 646 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Land rises at rear of site.
TREES	None.
BOUNDARY TREATMENT	Front boundary has wall + ranch type fencing approximately 1m in height, side boundary to north has wire type fencing approximately 1m in height, side south boundary has close boarded fencing + hedging approximately 2m in height, rear east boundary has reed type fencing approximately 1m in height.
SITE CHARACTERISTICS	Semi-detached two storey dwelling with two storey extension on south elevation, wooden conservatory on rear elevation. Greenhouse, shed and summerhouse in rear garden. The walls have red brick with cobbles at ground floor level and red tile hanging at first floor level. Fields to rear of site.
CHARACTER OF LOCALITY	Main A24 Findon Road, semi-detached properties in vicinity edge of rural area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/9/83	Extension and double garage.	Approved/Conditionally 01-02-1984.
FN/77/83	New unit extension to existing cottage and new double garage.	No Decision Given 25-11-1983.
FN/36/99	New vehicular access.	Approved/Conditionally 06-08-1999.
FN/82/01	Two storey room extension.	Approved/Conditionally 21-12-2001.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	No objection.
LOCAL GROUPS	None.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary With Area of Outstanding Natural Beauty Trunk Road Class A Road Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, CH2, DEV1 Arun District Local Plan : AREA9, GEN3, GEN7, DEV19.
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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

None.

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:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that the design and siting of the proposed extension would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the Area of Outstanding Natural Beauty.

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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 existing flat roofed wooden conservatory on the rear east elevation is to be demolished and the proposed extension will be sited on the same footprint as the existing structure. The design and size of the extension is considered acceptable and the pitch of the roof will be lower than the existing building and will match the existing two storey extension.

The rear garden backs onto open fields and it is not considered that the proposal would detrimentally impact upon the residential amenities of the neighbouring properties to the north and south by way of overbearing effect, loss of privacy or overlooking.

Furthermore, due to its rear location it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the surrounding area.

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



FINDON

FN/21/06/

Removal of existing conservatory &
construct pitch roof dining room

Wisteria Cottage
Findon Road
Findon

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

