

**PLANNING APPLICATION REPORT****REF NO:** FN/23/09/**LOCATION:** 53 Homewood  
Findon**PROPOSAL:** Demolish existing UPVC conservatory to rear & replace with new to larger width.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above. The proposed conservatory will measure approximately 3.4m x 5.5m x 3.1m high.                                                                                                                                             |
| SITE AREA                   | Approximately 56 square metres.                                                                                                                                                                                                     |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                 |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                  |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                      |
| BOUNDARY TREATMENT          | Wooden fencing approximately 1.8m high to west boundary. Trees and bushes to rear boundary, brick wall and trellis to eastern boundary approximately 1.8m high.                                                                     |
| SITE CHARACTERISTICS        | 2 storey end of terrace property. Red brick and UPVC cladding walls, gable pantiled roof. Corner property set back from the road.                                                                                                   |
| CHARACTER OF LOCALITY       | The site is located within a residential area at the end of cul-de-sac. Mix of terraced 1 and 2 storey properties. Neighbouring property has a flat roof conservatory to the rear. Properties to the east slope down from the site. |

**RELEVANT SITE HISTORY**

|          |                                                                                  |                            |
|----------|----------------------------------------------------------------------------------|----------------------------|
| FN/13/85 | Double-storey extension to side(g/f garage + f/f bedroom) new driveway and porch | Approve Cond<br>27-03-1985 |
|----------|----------------------------------------------------------------------------------|----------------------------|

**REPRESENTATIONS****Representations received:**

Findon Parish Council

None

**Comments on Representations received:**

None

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:  
Within the Built-up Area Boundary  
Area of Outstanding Natural Beauty

**DEVELOPMENT PLAN POLICIES**

South East Plan:

|                           |                       |                                    |
|---------------------------|-----------------------|------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary             |
|                           | <a href="#">GEN7</a>  | The Form of New Development        |
|                           | <a href="#">AREA9</a> | Area of Outstanding Natural Beauty |

**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.

**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 or legislative background.

**CONCLUSIONS**

The proposed application is for a conservatory to the rear of the existing 2 storey property. Given the rear location of the proposal it will not be viewed within the street scene, therefore it is not considered to impact on the visual amenity of the surrounding residential area. The design and scale of the proposal ensures that the addition appears visually subservient to the 2 storey property.

The proposed addition will maintain a distance of approximately 1.5m from the neighbouring boundary adjoining No.51 Homewood and 3m from the western boundary. The proposal will be partially screened by the existing boundary fencing of approximately 1.8m high with part being viewed above the boundary. It is considered that the addition will be of an adequate distance as to not result in unacceptable loss of amenity to the neighbouring property No.51.

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**

SOUTH EAST PLAN: SE3

LOCAL PLAN: GEN2, GEN7, DEV19, AREA9

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.