PLANNING APPLICATION REPORT

REF NO: **FN/25/10/**

LOCATION: Merrie Mead
Horsham Road
Findon

PROPOSAL: Demolition of existing extensions and construction of single storey extensions to side and rear with additional accommodation in roof space (resubmission following FN/3/10)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal would extend the roof to form a fully hipped roof to incorporate the ground floor addition and would include 2No. pitched roof dormers within the front roof elevation, 2No. rooflights within the rear roof elevation, a single storey side extension and a single storey rear extension. The side extension would measure 2.3m x 6m x 4.8m high. The rear single storey extension would measure 4.6m x 5m x 5.2m high. All measurements are approximate.
SITE AREA	Approximately 899 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes up from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Brick wall approximately 1m high to front boundary supplemented by conifer hedging approximately 4m high. Rear garden is enclosed by approximately 1.8m high timber fencing.
SITE CHARACTERISTICS	Detached single storey property, red brick and render elevations. Hipped red tiled roof, hipped section to south elevation, half pitched roof garage to north elevation.
CHARACTER OF LOCALITY	Sited within an Area of Outstanding Natural Beauty, mix of types and styles of residential properties within close proximity. Residential properties to the rear of the site.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Findon Parish Council: Awaited.

Comments on Representations received:
None.

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC3	Areas of Outstanding Natural Beauty
	SEPC2	The South Downs
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA9	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 and/or legislative background.

CONCLUSIONS

The proposed application seeks permission for a roof extension to extend the ridge line of the hipped roof to incorporate the ground floor additions and 2No. pitched roof dormers within the

front elevation, and 2No. rooflights within the rear roof elevation. It is noted that there was a previous refusal for extensions for roof extensions (FG/3/10).

The proposed extension would be of a reduced scale to that of the refused application with the proposed extension relating sympathetically and enhancing the appearance of the host dwelling. The pitched roof dormers would be of a reduced scale to the existing flat roof dormer and the alterations would incorporate ground floor additions whilst maintaining simple character of the dwelling.

The proposal is not considered to give rise to overlooking of adjoining properties as the proposed dormer windows would overlook the street scene and the rear rooflights would be centrally located on the rear roof slope facing onto the rear garden of the site.

It is therefore recommended that the application be refused for the following reason.

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;
Drawing No. 08023/100 and 08023/101.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

4 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: C2, C3

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.