

FN/27/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Front dormer to form first floor bathroom and alteration to side roof profile – Amendments to previously approved application FN/45/05 Ilex Cottage 27 High Street Findon
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey flat roof side extension to measure (at maximum) approximately; 3.2m in height, 3.8m in width, and 7.2m in length Hipped roof side extension to roof to measure (at maximum) approximately; 3m in height, 6.5m in width, with 3m projection from roof slope. Front gable dormer to measure (at maximum) approximately; 2.5m in height, 2.9m in width, with 2.7m projection from roof slope.
SITE AREA	920 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Site raised from the High Street
TREES	None affected
BOUNDARY TREATMENT	Front boundary kept by brick wall approximately 0.1m in height. South side boundary kept by brick wall approximately 1.4m in height. North side boundary kept by close boarded fencing approximately 1.8m in height. Rear boundary kept by hedging and trees approximately 2.5m in height.
SITE CHARACTERISTICS	Semi-detached bungalow with smooth cream rendered walls and brown tiled roof
CHARACTER OF LOCALITY	Residential with semi-detached bungalows and two-storey properties of various design and style

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/45/05	Garage extension and first floor dormer and roof extension	Approved Conditionally 09-08-2005
FN/40/91	Dormer extension for loft conversion	Approved Conditionally 23-09-1991
FN/47/78	Proposed kitchen and bedroom extensions	Approved Conditionally 25-10-1978

FN/27/06

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Area of Outstanding Natural Beauty Area of Special Advertisement Control

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH2 Arun District Local Plan : GEN7, DEV19, AREA9

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~~ Noted

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>
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FN/27/06**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the Area of Outstanding Natural Beauty, or an adverse effect on the residential amenities of neighbouring properties.

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 current application is a re-submission of previously approved planning application FN/45/05, the only difference being the addition of a front dormer and enlargement of the previously approved roof extension.

Although the current design of the roof extension is closer to the south boundary than that design previously approved, given that the roof extension is hipped away from the south boundary and absence of windows in the south elevation of the roof extension, any adverse impact resulting from the revised roof extension design onto neighbouring properties is considered minimal.

Whilst there is an absence of front dormers along the High Street Findon street scene, given the size, style, and design of the front dormer is in keeping with existing property, the proposed front dormer is not considered not of keeping with the established character and appearance of the street scene.

To further minimise any adverse impact onto neighbouring side properties, it is recommended a condition, in addition to those attached to the previous approval which shall be transferred over, be attached to any approval ensuring no windows or other openings be permitted in the side elevations of the front dormer.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, loss of privacy, and unacceptable overlooking.

Further it is considered the proposal would not be obtrusive in the street scene, would not conflict with the established character of the residential area, and would not adversely affect the character of the Area of Outstanding Natural Beauty.

It is therefore recommended that the planning application should be approved subject to the reasons set out overleaf.

FINDON

FN/27/06/

Front dormer to form first floor
bathroom & alteration to side roof
profile. - Amendments to previously
approved application FN/45/05/

Ilex Cottage
27 High Street
Findon

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

- 2 The materials and finishes of the external walls and roof of the extensions and rear dormer hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the side elevations of the front dormer, south side cheek of the rear dormer, the south side wall of the single storey side extension, and south side roof slope of the roof extension, without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.