FN/2/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension. 4 Convent Gardens, Findon.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed single storey rear extension measuring approximately; 5.8m in width, 7.4m in depth with a maximum height of 4.2m with a pitched roof.
SITE AREA	840 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	East to west gentle slope.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fencing with 0.2m trellis on top to rear north and west boundaries and 2m high trellis to the south boundary.
SITE CHARACTERISTICS	Two storey detached property with red brick and flint elevations, half hipped roof with red/brown tiles and double detached garage.
CHARACTER OF LOCALITY	Semi rural location within a cul-de-sac consisting of a mixed style of large detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/65/03	Replace existing fences and replace with 1.8m close boarded fence with trellis on top.	Approved conditionally 17-10-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	No objection.
LOCAL GROUPS	None
One letter of objection	Large extension which is disproportionate to the size of the garden. Concern over cumulative affect on the character of the estate and rural aspect of the village if a precedent were to be set. Overbearing. Affect on the value and saleability of our property. Overlooking and loss of light.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

The extension is not considered to be too large in relation to the size of the plot. Each application is assessed on its own planning merits. It is not considered that this proposal would result in demonstrable harm through loss of light or overbearing affect. The proposal is for a single storey extension; therefore it is considered that a 2m high fence could be erected under permitted development rights along the southern boundary to replace the existing trellis which would largely preclude overlooking to the neighbouring property number 3 Convent Gardens. The potential affect on the value or saleability of neighbouring properties is not a material planning consideration and therefore cannot be taken into account.

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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.

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CONCLUSIONS

The site is situated within a cul-de-sac of mixed style large detached properties. There are properties to the north and south of the site and a parcel of undeveloped land to the west.

The proposed use of materials, the siting and roof design enables the extension to sympathetically relate to and appear visually integrated with the existing building. The overall scale of the proposal is considered to be visually subservient to the main building. Due to the aspect of existing dwelling in relation to neighbouring properties, and the distance between side boundaries it is not considered that this proposal would result in an adverse overshadowing or have an overbearing affect on neighbouring properties.

Number 3 to the south of the site is at an approximate distance of 17m away from the side elevation of the proposed extension; number 7 to the north is approximately 14.5m. Currently the southern boundary to the rear garden is constructed of approximately 2m high trellis and as such overlooking into the rear garden currently occurs. The proposal is single storey; a 2m high boundary could therefore be constructed under permitted development rights along this boundary which would leave only approximately 0.2m of glazing to the height of the eaves visible above said boundary; greatly limiting any potential overlooking.

The northern boundary is constructed of approximately 1.8m high close boarded fencing, which would leave approximately 0.4m of glazing visible above the fence and as such any overlooking which may occur to number 7 is considered to be of a minimal and acceptable nature.

This proposed extension is considered to be appropriate within the context of the application and will not cause demonstrable harm to the residential amenities of neighbouring properties. Furthermore, it is not considered that the proposal would be obtrusive in the context of the street scene, and nor would it conflict with the established character of the surrounding residential area as the proposed extension will largely be shielded from view by the existing property.

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

FINDON FN/2/06/

Single storey rear extension.

4 Convent Gardens
Findon

RECOMMENDATION

Approve Conditions

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).