

PLANNING APPLICATION REPORT**REF NO:** FN/35/10/**LOCATION:** Downside
Stable Lane
Findon**PROPOSAL:** Reorganisation of existing ground floor accommodation & provision of a further bedroom with en-suite bathroom & dressing room, cloakroom and conservatory; and first floor provision of two further bedrooms: one with an en-suite bathroom & dressing room and a bathroom (wet room). Re-submission following FN/35/09.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This is a resubmission following FN/22/10/ with the extensions to the north-east and south-west remaining unchanged from the previously approved application FN/35/09/. The noted alteration is the omission of the detached garage and the formation of an attached flat roof garage and utility room extension.
SITE AREA	Approximately 1353 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is at a higher level than Stable Lane. It also slopes upwards from south to north and has been terraced in places.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1 metre high flint wall to the front of the site as well as a section of metal post and rail fence of a similar height. To the rear of the site is an approximately 1.5 metre high stone wall. The elevation walls of buildings at the stables behind the site also abutt the rear boundary in places. The side boundaries are marked by evergreen hedging of varying height, generally between 1.5 to 2.5 metres.
SITE CHARACTERISTICS	The site is occupied by a detached 1½ storey dwelling which has flint elevation walls with red/brown brick quoins and plinth wall. The roof is hipped with slates. There are flat roof dormers on the north-east, north-west and south-west roof slopes. There is an attached single storey flat roof extension to the rear and a detached flat roof garage to the side which is accessed from a track that leads to the stables behind the site. Both of these features have red/brown brick elevation walls.

CHARACTER OF LOCALITY

The site is located on a lane which is lined by single and 1½ storey dwellings that are set back behind landscaping which softens their impact. To the north, the lane becomes more rural as the housing gives way to open fields. The narrowness of the road and lack of pavements also contribute to a rural appearance. There are stables and paddocks to the east.

RELEVANT SITE HISTORY

FN/33/08/	Erection of chalet style detached dwelling on existing residential garden, plus a replacement single garage for existing dwelling - resubmission following FN/12/08/	Approve Cond 13-08-2008
FN/35/09/	Reorganisation of existing ground floor accommodation and provision of a further bedroom with en-suite bathroom and dressing room, cloakroom and conservatory and first floor provision of two further bedrooms, one with an en-suite bathroom and dressing room and a bathroom (wet room)	Approve Cond 11-08-2009
FN/13/10/NMA	Application for a non-material amendment following a grant of planning permission FN/35/09 - repositioning of garage	Refused 02-03-2010
FN/22/10/	Reorganisation of existing ground floor accommodation provision of a further bedroom with en-suite bathroom and dressing room, cloakroom and conservatory and first floor provision of two further bedrooms, one with an en-suite bathroom and dressing room and a bathroom (wet room). (Resubmission following FN/35/09).	Refused 30-04-2010

REPRESENTATIONS**Representations received:**

Awaited

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

South Downs National Park

Permitted Development Restriction: Relates to new dwellinghouse approved under FN/33/08.

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

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 rear extensions to the south-east and north-east elevation of the proposal is unchanged from the previous planning application FN/35/09. The current proposal is a resubmission of FN/22/10 and reduced the height of the proposed garage and porch extension which is of a reduced scale and is considered to result in a order appearance to the dwelling, contrary to the previously refused application.

It has previously been ascertained that the proposed two-storey extension, balcony and conservatory would not appear out of character with the immediate street scene. The previous condition with regards to 1st floor windows within the north-west elevation are still considered appropriate.

The proposed garage extension would not project any closer to the highway than the existing

dwelling, would be of a modest scale, particularly its single-storey height, and it is considered that it would not be harmful towards the character and appearance of the surrounding area. Further the proposal would maintain an increased distance from the boundary to that of the previously approved detached garage and is therefore considered to be acceptable.

The proposed site given the topography of the land results in the additions being across varying levels. The proposed structure given its reduced height is considered to appear integrated with the host dwelling and the existing additions ensure that the proposal would not result in an unbalanced appearance to the dwelling from the street scene.

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 This permission relates to the following approved plans;
Drawing No. /08167/1; /08167/2b and /08167/4a.

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 extension and garage 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 The windows at first floor level on the north-west elevation of the extension shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 **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

LOCAL PLAN: GEN2, GEN7, DEV19

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.