

PLANNING APPLICATION REPORT

REF NO: **FN/43/10/**

LOCATION: 31 Steep Lane
Findon

PROPOSAL: Rear dormer to form en suite shower room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The pitched roof dormer window would measure approximately 1.9m wide x 2m deep x 2.4m high.
SITE AREA	Approximately 404 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Brick wall and timber trellis to front boundary supplemented by various hedging. Rear garden enclosed by timber fencing, approximately 1.8m high.
SITE CHARACTERISTICS	Detached 1 1/2 storey dwelling. Red brick elevations, hipped red tiled roof. Existing flat roof dormer to west roof slope. Roof to rear elevation. Integral garage.
CHARACTER OF LOCALITY	Sited within a residential area and within the South Downs National Park. No.33 and No.35 have flat roof dormers to the rear elevation. Mix of types and styles of dwellings surrounding the site.

RELEVANT SITE HISTORY

None

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 the Built-up area boundary
South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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 1No. pitched roof dormer to the rear elevation of the existing dwelling. The proposed dormer although being sited to the rear elevation of the dwelling would be viewed from the public domain within Paddock Way to the north of the site. The proposal however by means of its design is considered to be acceptable, relating sympathetically to the host dwelling, ensuring that it does not detrimentally impact upon the appearance of the surrounding residential area.

The proposed window is to be obscure glazed and therefore would not give rise to overlooking of neighbouring properties.

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. 477/01 and 477/02.

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 roof of the dormer extension 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 in the dormer window hereby approved on the north elevation of the building 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.