APPLICATION REF: FN/45/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Dormer windows, 38 School Hill, Findon.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed dormer windows measure approximately 10.2m in length, 3.1m in depth and 2.5m in height.
SITE AREA	Approximately 912 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Property is on a higher level than the road. School Hill slopes down from west to east.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary has hedging approximately 3m in height. Side west boundary has close boarded fencing then tree screening over 5m in height, east side boundary has hedging approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey property with tiled porch, attached garage with room above, single storey extension on the rear, wooden summer house and shed in rear garden. The property has cream painted brickwork/rendering, mixture of PVCu windows and wooden with a brown tiled roof.
CHARACTER OF LOCALITY	Residential with two storey properties of various styles and designs, detached bungalow on opposite side of road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/2/55	House.	Approved 18-01-1955.
FN/52/55	House and garage.	Approved 30-11-1955.
FN/48/02	Two bedrooms to roof space.	Approved/Conditionally 16-08-2002.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Area of Outstanding Natural Beauty Area of Special Control for Advertisements Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH2
Arun District Local Plan : GEN2, 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

None.

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 the visual amenities of the locality or the 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.

CONCLUSIONS

The proposed dormer will be positioned on the westerly side elevation of the building with two windows which will create two additional bedrooms in the roof space. The dormer will not project out any further than the external walls of the dwelling or exceed the roof height and will be approximately

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CONCLUSIONS

13m from the front boundary. The immediate neigbouring property to the west No 40 is set back and approximately 13m from the proposal. With boundary screening to the west of approximately 5m in height it is not considered that the dormers would detrimentally impact upon this property by way of overlooking or loss of privacy.

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

Furthermore, it is not considered that the side dormer would be obtrusive in the context of the street scene, nor would it compromise the established visual character of the surrounding residential area.

It is therefore recommended that planning permission should be granted subject to the conditions set out overleaf.

RECOMMENDATION FN/45/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FN/45/07/

1 **To Addressee**

2 **Site Address**

38 School Hill
Findon

3 **Description of Development**

Dormer windows.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls of the dormers 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.

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

STRUCTURE PLAN: DEV1

LOCAL PLAN: 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.

Case Officer: Mrs J Chapman