

PLANNING APPLICATION REPORT

REF NO: FN/46/11/

LOCATION: 8 Nepcote
Findon

PROPOSAL: 2 storey extension to side of existing dwelling. This application also falls within the South Downs National Park authority

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be sited on a space which, at present, is usually occupied by a detached flat roof, which will be replaced. The roofline will be stepped upwards from front to back, the maximum ridge height being 6.3 metres. It is a wedge shaped structure and will be 3.7 metres at its widest point. It will be set back from the front of the dwelling and extend a total length of 9.3 metres. A single-storey lean-to style extension will also be formed to the rear, incorporating the existing courtyard area.
SITE AREA	Approximately 405 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	There are gentle downward slopes from the front to the rear of the site and from south to north.
TREES	Some hedging or shrubbery may have to be removed but no trees of any significance would be affected.
BOUNDARY TREATMENT	There is an approximately 1 metre high flint and brick wall to the front of the dwelling. The rear amenity space is enclosed by approximately 1.8 metre high timber fencing with additional hedging and shrubbery in most places.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling that has flint elevation walls with red brick quoins and window dressings and a tiled, sussex-hipped roof, with a gable ended section to the front. A flat roof dormer window has been added to the rear roof slope and a single-storey pitched roof extension has also been added to the rear. The building is identified within the Arun District Local Plan as being of special character.
CHARACTER OF LOCALITY	The site is located outside of the built-up area and is served by a rural village road which is lined by an informal arrangement of dwellings of a variety of designs and scales. Mature landscaping, grass verging and views of

the surrounding countryside help ensure an distinct rural character and appearance is maintained. The site and the surrounding area fall within the South Downs National Park.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Findon Parish Council

No objections.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

South Downs National Park

Building of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN22](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Buildings or Structures of Character

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 proposed extension will alter the appearance of the dwelling frontage by way of extending to the side. The visual impact upon the street scene will be lessened as the front of the extension will be set back from the dwelling frontage. The extension will also narrow the gap between No. 8 and No. 6 Nephcote, however, there is no uniformity on the street regarding spaces between dwellings with some dwellings being built close together whilst others have wider separation. The site is located within the South Downs National Park, however, it is also within an established settlement where there is a concentration of buildings and, as such, would not conflict with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; (2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public. It is therefore considered that the proposed extension will not adversely impact upon the character and appearance of the surrounding area.

It is considered that the proposed extension would relate sympathetically towards the existing dwelling, in terms of design and scale. Its height would be stepped down from that of the main roof ridge line and this will help produce a clear visually subservient relationship between the proposed extension and the dwelling. The eaves height of the proposed extension matches that of the existing roof, creating a smooth visual transition between the dwelling and the extension and helping attain a visually integrated appearance. Further, the front of the extension features a gable ending that will compliment the front facing gable on the existing dwelling. It is therefore considered that the overall appearance of the Building of Special Character will be retained.

With regards to the amenities of neighbouring residents, the proposal will be built close to the northern site boundary and will run largely parallel with the southern elevation of No. 6 Nephcote which has no windows or opening other than a small high level towards the western end. This window serves a lounge whose primary windows are located on the western elevation and due to this, its size and its high level, it is not considered to be a primary window. In any case, the proposed extension would allow for a sight line of at least 45 degrees and, as such, it is not considered that the proposal would cause undue levels of overshadowing towards the occupants of No. 6 Nephcote, nor would it appear overbearing.

All views from ground floor windows towards neighbouring property would be interrupted by existing site boundary treatment. Those at first floor level on the front elevation will look towards the road rather than neighbouring property and those to the rear would offer only acute angled and distant views of No. 6 Nephcote and would be no closer to the property to the rear, No. 15 Fox Lea, than the existing rear windows. As such, it is considered that the proposal would not result in any adverse overlooking of neighbouring properties and the privacy of the occupants of these properties would not be compromised unduly.

It is therefore recommended that the application is approved, subject tot 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

NE.001;
NE.002 A;
NE.003;
NE.004 A;

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 extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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, GEN22, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.