PLANNING APPLICATION REPORT

REF NO: **FN/49/10/**

LOCATION: 44 Cross Lane
Findon
Worthing

PROPOSAL: Construction of an extension to the rear of the property on the ground floor. Alterations to the roof, to form an additional bedroom and bathroom, including a gable end to the rear and a hipped extension to the roof on the side, supported on piers. Roof is to incorporate a crown.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal would form a hip to gable roof and side extension which would measure approximately 9m in depth x 2.7m in width x 5.8m in height. The rear extension would measure approximately 3.5m in depth x 9.5m in width x 6.3m in height. The raised platform to the rear elevation would be approximately 3.5m in depth x 9.5m in width x 600mm in height.
SITE AREA	Approximately 668 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Rear garden slopes down from house.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by varying hedging some 3-4m in height. Boundaries to side of dwelling formed of timber fencing approximately 1.8m high.
SITE CHARACTERISTICS	Detached 1 1/2 storey dwelling. Rendered and red brick elevations, hipped red tilled roof. Flat roof dormers existing to north and west roof slopes. Gable section to front elevation. Existing pitched roof and flat roof additions to rear elevation.
CHARACTER OF LOCALITY	South Downs National Park. Sited within a residential area, mix of types and styles of residential dwellings within the locality. Single storey dwelling to north of the site, 1 1/2 storey dwelling to south with large flat roof dormer within north roof slope facing onto the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Findon Parish Council:
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:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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

PRINCIPLE

The proposed application seeks permission for roof extensions to form a hip to gable roof which would incorporate existing single storey additions to the rear elevation, a pitched roof dormer within the front roof slope and a pitched roof side extension. The site is located within the built-up area boundary and within the South Downs National Park.

RESIDENTIAL AMENITY

The proposed application to form a side extension and gable roof to the rear elevation would increase the bulk of the roof to the rear and side elevations of the dwelling. The side addition would extend up to the north boundary of the site adjacent to a flank wall of No.42 Cross Lane. It would have a hipped roof sloping away from the north boundary at a height of approximately 3m at a maximum with rooflights within the north, east and west roof slopes. It is noted that there is an existing flat roof dormer within the north roof slope serving a WC.

The development to the rear elevation forming the gable section would maintain the existing distances from the side boundaries to that of the host dwelling albeit of an increased projection and of a greater height to that of the single storey sections to the rear of the property. The eaves height would match that of the existing dwelling which coupled with the distances from the side boundaries of some 2.5m to the north and some 1m from the south mitigates unacceptable loss of amenity.

The proposed fenestration within the east and west roof slopes would face onto the front and rear gardens respectively and therefore would not result in direct overlooking of neighbouring properties. However the roof lights proposed within the north elevation would face onto the property at No.42, therefore giving potential for overlooking of this dwelling. It is therefore considered prudent to require these roof lights to obscure glazed and fixed to ensure direct overlooking does not occur.

The proposed extensions for the reasons outlined above are considered to be acceptable in residential amenity terms as they would not detrimentally impact upon the adjoining neighbouring properties by way of the overbearing effect, overlooking or loss of light.

VISUAL AMENITY

The proposed additions would alter the appearance of the existing dwelling, however they would incorporate various unsympathetic additions giving a more ordered appearance to the dwelling whilst increasing accommodation. The proposed additions would appear visually integrated and would enhance the appearance of the dwelling from the street scene with a sympathetic dormer to the front elevation in place of an existing gable projection. Further the proposed works would be in accordance with PPS7 in that it would not be in conflict with the objectives of the National Park.

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;
Block Plan 1:500; Drawing No. jj/01/cross land 44; jj/02/cross lane 44 rev 3; jj/04/ cross lane 44 rev 1; and jj/03/cross lane 44.

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 extensions 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 rooflights at 1st floor on the north roof slope of the dwelling shall at all times be glazed with obscured glass and fixed to be permanently non opening.

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, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.