

REPORT UPDATE

Application No: FN/4/09/

Reason for the Update / Changes

Reason for Update/Changes:

1 Letter of objection:

The wording of the application is deceiving to neighbouring residents. The original application stated Extensions and Alterations. A balcony/terrace has been constructed on the existing flat roof and 1 window has been changed into a door to allow access onto the roof. Objection to the balcony as it would look directly into neighbouring back door and impinges on privacy.

Officers Comment:

Comments noted. The balustrading and door have been provided ahead of any planning permission and it is at the owners risk to do so.

Note: The changes to recommendation, conditions or reasons show under Officers Recommendation at the end of the attached report.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

FN/4/09/

PLANNING APPLICATION REPORT

REF NO: FN/4/09/

LOCATION: 71 High Street
Findon

PROPOSAL: Extensions and alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves the formation of a single storey extension to the rear measuring approximately 5.15 metres in length by 3.9 metres in width and 2.6 metres in height. A front porch measuring approximately 2.2 metres in width by 2 metres in depth and 3.7 metres in height is also proposed. In addition, an extension will be made to the existing rear dormer, measuring approximately 3.45 metres in depth by 3.05 metres in width with the top being some 5.6 metres above ground level.
SITE AREA	Approximately 478 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	There is an upwards slope towards the north-east.
TREES	There are a number of well established medium and large trees to the front and rear of the site. None of these are protected and none would have to be removed to accommodate the proposal.
BOUNDARY TREATMENT	The front of the site opens onto the road but screening is provided by a number of trees. There is an approximately 1.8 metre high timber closed board fence enclosing the rear of the site where there are further medium and large trees and approximately 2 metre high hedging on the east boundary.
SITE CHARACTERISTICS	The site is occupied by a semi-detached bungalow dwelling which has painted rough render elevation walls and a tiled, hipped roof. Flat roof dormers have been added to the front and rear roofslopes. There are two single storey flat roof extensions to the rear.
CHARACTER OF LOCALITY	The site is located on a section of road at the edge of the built-up area which runs parallel with the A24 Findon By-Pass. One side of the road is lined with, predominantly, semi-detached bungalow dwellings, the majority of which have had roof dormers installed to the front and/or rear. The dwellings are set back from the road and largely hidden from view from the street by mature landscaping.

RELEVANT SITE HISTORY

FN/56/04/	Extension to loft and part single storey rear extension	Approve Cond 03-09-2004
FN/25/06/	Front dormer	Approve Cond 02-06-2006

REPRESENTATIONS

Representations received:

Findon Parish Council

Objection: The proposed balcony may be overlooking and overbearing and as such would not comply with Arun District Local Plan Policy GEN7.

Comments on Representations received:

Noted. 1.8 metre high obscured screening is proposed to be installed on the eastern edge of the balcony facing towards the neighbouring property to alleviate and reduce any possible overlooking. The balcony itself will be set upon an existing single storey structure and although it will come to within approximately 500mm of the neighbouring property to the east, it is considered that the structure would not appear unduly overbearing.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Area of Outstanding Natural Beauty

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 DEV1 CH2	Locational Strategy High Quality Development Areas of Outstanding Natural Beauty
Arun District Local Plan:	GEN2 GEN7 AREA9 DEV19	Built-up Area Boundary The Form of New Development Area of Outstanding Natural Beauty 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 proposal will lead to a change in the shape of the roof of the building which will affect the symmetry of the existing semi-detached block. However, it is noted that the neighbouring semi-detached block to the west has also had its symmetry altered by way of the formation of a gable end to the roof at 67 High Street and this was recently approved under planning application FN/6/08. Further, the majority of the roof of 71 High Street, particularly the west edge, is screened from view from the street by mature, established trees. It is therefore considered that the proposal would be in keeping with its surroundings and would not be detrimental to the character and appearance of the surrounding area or the wider Area of Outstanding Natural Beauty.

It is considered that the various works will all appear visually subservient to the existing building due to their modest proportions. Whilst the design of the proposed dormer appears slightly awkward, it would be set well back from the front elevation of the dwelling and it is considered, on balance, that this alone would not constitute sufficient grounds for refusal that could be defended at an appeal.

It is considered that the proposal will not have a harmful impact on the amenities of neighbouring residents. The single storey elements will not produce any material increase in overshadowing or appear overbearing. Any views from windows at ground floor height towards neighbouring properties would be adequately screened by the existing boundary treatment to prevent a loss of privacy.

The proposed balcony is to be positioned on the flat roof of an existing single storey rear extension but an obscure screen will be provided along the eastern edge of the balcony where it is closest to a neighbouring property. It is not considered necessary to have a similar arrangement along the western edge because of the separation distance that would be maintained to the other property lying to the side of 71 High Street. The end of the balcony faces towards the rear gardens of properties on Steep Close, however, there will be a distance of some 20 metres maintained between the balcony and these properties and there is also screening in the form of trees to the rear of the garden, therefore it is considered that the balcony will not provide intrusive views of this property. Other than screening and balustrading, the balcony will not involve any other structural works and it is considered that it will not appear overbearing.

The proposed dormer to the side of the existing building will be of a similar size as the existing rear dormer and lower than the ridge height of the roof, it is not considered to have an overbearing quality. Further, it will not produce a material increase in the overshadowing additional to that already produced by the existing dwelling. All the windows in the dormer will face to the rear of the site and will not cause overlooking for the same reasons as described for the balcony. It is, however, considered prudent to attach a condition restricting the formation of windows in the side of the dormer without planning permission from the Local Planning Authority, in order to safeguard the privacy of neighbouring property to the west.

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 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 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.

- 3 The balcony hereby permitted shall not be brought into beneficial use until a 1.8 metre high obscured balcony screen has been sited along the entire eastern extremity of the balcony in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The balcony screening shall thereafter be retained in perpetuity.

Reason: In the interests of the amenities of nearby residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the side (west facing) wall of the dormer extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and 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 of Outstanding Natural Beauty and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, CH2

LOCAL PLAN: GEN2, GEN7, AREA9, DEV19

NATIONAL POLICIES: PPS1

FN/4/09/

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