

Recommendation Report for Planning Permission**REF NO:** **FN/4/12/****LOCATION:** Glenthorne
 Findon Road
 Findon**PROPOSAL:** Proposed rear extension & dormer to side (this application lies within the South Downs National Park Authority)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves a two-storey full width extension projecting 3 metres to the rear of the existing building. The ridge of the existing roof will be carried on over it. Additionally, a dormer window will be added to the norther roof slope.
SITE AREA	Approximately 500 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is approximately 1 metre high close boarded timber fencing on the front boundary that steps up to approximately 1.8 metres to the sides and rear, with additional hedging, trees and shrubbery in most places.
SITE CHARACTERISTICS	The site is occupied by a detached 1½ storey dwelling that has red/brown brick elevation walls and a tiled gable roof. No significant alterations or additions have been made to the original dwelling.
CHARACTER OF LOCALITY	The site is located outside of the built-up area but is part of an established cluster of detached dwellings which are in a linear arrangement, with small gaps maintained between buildings. A variety of building designs and styles are present. Properties have long gardens that back onto bungalow dwellings at The Quadrangle. The site is within the South Downs National Park.

RELEVANT SITE HISTORY**REPRESENTATIONS****Representations received:**
Findon Parish Council

No objections to the proposed extension and installation of a side dormer. Suggest that it be a condition of approval that the Dormer be installed with obscured glazing.

One letter of objection:

Concerned the extension will block out my natural light to the rear of my property and the dormer window will overlook my property, invading privacy.

Comments on Representations received:

Noted. Potential overlooking, overshadowing and overbearing impacts are material planning considerations and will be fully assessed within the conclusions of this report. A condition requiring the use of obscure glazing for the dormer window can be attached if deemed necessary on amenity grounds, this will be explored within the conclusions of the report.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 be positioned to the rear of the existing building and will be built to the same height and width. The frontage of the dwelling will remain unchanged, as will its general relationship and appearance within the street scene. The proposed dormer is relatively small and would not have a strong visual presence. In any case, dormer windows can be seen on a number of nearby buildings. It is therefore considered that the proposed works would not adversely impact upon the character and appearance of the surrounding area.

Although within the South Downs National Park, the proposed extension is to be made in an established built up area where there is a well developed concentration of buildings. The proposal therefore 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 considered that the extension will relate sympathetically towards the existing dwelling in terms of design and scale. Whilst the extension will be built to the same height and width of the existing building, the footprint is smaller and, as such, the works would maintain visual subservience towards the existing building. The modest scale of the proposed dormer will also ensure a subservient relationship. By extending the existing roof ridge and eaves lines over the proposed extension the extension will be integrated cleanly and effectively into the existing building.

With regards to the amenities of neighbouring residents, the proposed extension is stepped in from site boundaries. Neighbouring properties either side of the site are of greater size and extend further towards the rear of their respective plots. The overall height of the building will not be increased and the walls of the proposed extension will not intersect 45 degree sight lines taken from any primary windows at neighbouring properties. It is noted that the extension will be alongside north facing ground floor windows serving the kitchen of the neighbouring property 'Garth'. However, there is already an element of overshadowing towards these windows caused by existing boundary treatment. The kitchen is also served by other windows which allow a good level of sunlight. As such, it is not considered that the proposed extension will appear overbearing or cause undue levels of overshadowing towards neighbouring properties.

The proposed dormer window will look towards the roof slope of the neighbouring property to the north. It will serve a bathroom and it is considered prudent to attach a condition requiring the window to be obscure glazed in the interests of privacy and amenity. All new ground floor windows will have outward views towards neighbouring properties interrupted by existing site boundary treatment. First floor windows will look towards the far end of the long rear garden and the separation maintained between the windows and properties backing onto the site is considered sufficient to prevent loss of privacy. It should also be noted that there are windows on neighbouring properties at first floor level which are set further towards the rear of the site. Any views towards gardens to the sides would be at an oblique angle and partially restricted by boundary treatment and hedging.

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

1:1250 Plan;
Block Plan;
10/612/02;
10/612/03;

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 windows of the proposed dormer shall at all times be glazed with obscured glass. They shall also be fixed to be permanently non-opening, other than where over 1.7 metres above floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

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