

PLANNING APPLICATION REPORT**REF NO:** FN/50/11/**LOCATION:** Chevening's
36 High Street
Findon**PROPOSAL:** Extension and new roof to garage. This application lies within the South Downs National Park Authority.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves an extension to the front of the garage bringing it forwards by approximately 3 metres, at full width. A new roof that will encompass the existing garage and the proposed extension will also be former.
SITE AREA	Approximately 590 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The northern (side) boundary is marked by flint and brick walling beginning at roughly 1 metre high to the front of the dwelling and stepping up to approximately 1.5 metres to the side and rear of the dwelling.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling. Red brick external walls with yellow brick window dressings. Tiled hipped roof. Garage attached to the northern elevation.
CHARACTER OF LOCALITY	The site is located on a village road that is lined by buildings of a variety of designs, scales and antiquity that are arranged informally and, generally, used as single residential dwellings. Mature landscaping and flint walling alongside the road is commonplace and this helps define the rural nature of this well established settlement.

RELEVANT SITE HISTORY

FN/14/50	Conversion of store into garage	Approve 21-09-1950
----------	---------------------------------	-----------------------

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

Building of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 not significantly impact upon the established appearance of the street scene as it

will the extension will maintain the existing relationship of the dwelling with a garage to the side and recessed from the frontage. It is acknowledged the front of the garage will be brought closer to the highway but will remain set well back from the front of the dwelling and, therefore, would not alter the spatial layout and rhythm of the street.

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.

The extension would relate sympathetically towards the existing dwelling in terms of design and scale. The extension is of a modest size, as will be the garage as a whole, and it is considered that this will ensure visual subservience towards the main building is maintained. Further, the pitched roof design compliments that of the host building and this will help create an integrated visual appearance. The overall design merits of the proposal will help prevent it from detracting from the quality of the building which is recorded by the Council as possessing special character.

With regards to the amenities of neighbouring residents, it is noted that the garage building is positioned adjacent to the northern site boundary which is shared with the neighbouring dwelling 'Elmcroft.' It is also noted that there are windows on the southern elevation of 'Elmcroft' that would face towards the walls of the extension. However, given the modest height of the garage, and the fact that it is alongside the existing dwelling, which would have a far greater impact upon neighbours, it is considered that the extension will not appear overbearing towards neighbouring property nor will it bring about undue levels of overshadowing. All windows and openings will be at ground floor level, where any views towards neighbouring properties would be interrupted by existing site boundary treatment, thereby safeguarding privacy.

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:-

928/3/01A;
928/3/02;
928/3/03;
928/3/04;

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 **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, 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.