**PLANNING APPLICATION REPORT**

**REF NO:** FN/55/08/

**LOCATION:** 5 Ash Close
Findon

**PROPOSAL:** Alterations, including rooms in the roof and a single storey extension

**SITE AND SURROUNDINGS**

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|---|---|
| DESCRIPTION OF APPLICATION | As above. The proposal will consist of a single-storey extension that will measure approximately 3.7 metres in length by 3 metres in width and 3.55 metres in height. In addition a gable window will be formed in the front roof slope which will be approximately 3.3 metres in length by 3.1 metres in width and 1.5 metres in height, the ridge will be an overall height of some 5.2 metres above ground level. A flat roof dormer is proposed for the rear roof slope which will measure approximately 11.6 metres in length by 1.7 metres in width and 1.7 metres in height. |
| SITE AREA | Approximately 487 square metres. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominantly flat but a slight downwards slope towards the west. |
| TREES | None of any significance affected by the proposed development. |
| BOUNDARY TREATMENT | The front part of the site has its boundaries marked by an approximately 1.2 metre high evergreen hedge. The rear of the site is enclosed by an approximately 1.8 metre high timber fence although it does not reach the eastern boundary where a section of garden in front of the fence lines the street and its boundary is marked by an approximately 1 metre high timber post and rail fence. |
| SITE CHARACTERISTICS | The site is occupied by a detached bungalow dwelling with yellow/brown brick walls, there is a flint panel on part of the front elevation. There is an attached flat roof garage on the western elevation. The roof is tiled and gabled. |
| CHARACTER OF LOCALITY | The site is located at a junction between a residential cul-de-sac which has a small cluster of detached bungalows, and another residential road which is lined by similar buildings. |

## RELEVANT SITE HISTORY

None

## REPRESENTATIONS

**Representations received:**

Findon Parish Council

No objection.

1 letter of objection. The roof dormer would be unsightly and detrimental to the street scene, the buildings on Beech Road are predominantly of conventional single-storey design. It could also set a precedent. The private front garden area of 3 Beech Road would be overlooked.

**Comments on Representations received:**

Noted. Issues regarding visual impact and affects towards the amenities of neighbours will be discussed in the report conclusion.

## CONSULTATIONS

**Consultations responses received:**

None

**Comments on Consultation responses:**

Comments noted

## POLICY CONTEXT

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

### DEVELOPMENT PLAN POLICIES

| | | |
|---|---|---|
| West Sussex Structure Plan: | LOC1 | Locational Strategy |
| | DEV1 | High Quality Development |
| | CH2 | Areas of Outstanding Natural Beauty |
| Arun District Local Plan: | GEN2 | Built-up Area Boundary |
| | GEN7 | The Form of New Development |
| | DEV19 | Extensions to existing residential buildings |
| | AREA9 | Area of Outstanding Natural Beauty |

### PLANNING POLICY GUIDANCE

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|---|---|---|
| | 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 involve extensions to the front and rear of the existing dwelling which occupies a corner plot and the works will therefore become a visible feature on the street scene if the application is approved. However, it is considered that the proposal will not cause adverse harm to the character and appearance of the surrounding area, although the majority of nearby bungalows have not had dormers installed, the overall height of the building will remain the same. There are two-storey buildings nearby to the west which form part of the street scene and it is therefore considered that a building larger than the existing bungalow would not look out of place. It is also noted that the neighbouring property No. 4 Ash Close has a similar dormer to that proposed.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The single storey extension will be lower than the ridge height of the existing roof, as will the gable above it, and therefore it is considered that they will appear visually subservient to the main building. The rear dormer will be set above eaves height, below ridge height and stepped in from the sides of the existing roof and, as such, is also considered to maintain visual subservience. The pitched roof of the single storey extension is considered to compliment the existing pitched roof, whilst the gable window will relate well to the existing gable ends on the east and west elevations of the existing building.

It is considered that the amenities of neighbouring residents will be preserved if the project goes ahead. The single-storey front extension, by reason of its moderate size, will not appear overbearing or cause overshadowing and views from its ground floor windows will be screened by existing boundary treatment. The proposed gable window will be angled in the direction of the road junction and there are no neighbouring properties in its line of vision in the immediate area that could be overlooked by it or suffer from overshadowing. The rear dormer windows will face towards 3 Beech Road, which is some 8 metres away and is also a bungalow. The windows of the dormer will look towards the flank southern wall of 3 Beech Road, part of the front garden may be in view but it is considered that, if this is the case, views will be at an oblique angle and restricted by the site boundary hedge. The modest height and width of the dormer is considered to ensure that is does not appear overbearing or cause overshadowing to neighbours.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

**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 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

STRUCTURE PLAN: LOC1, DEV1, CH2

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

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