

PLANNING APPLICATION REPORT

REF NO: FN/55/11/

LOCATION: 2 Holmbush Cottages
High Street
Findon

PROPOSAL: Single storey extension to West elevation, demolish part of existing outbuilding.
This application lies within the South Downs National Park Authority.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to measure approximately 2.2m in width x 4.6m in depth with the new roof incorporating the existing single storey section of the dwelling and that proposed to a height of 3.5m. The proposed loft conversion does not require planning permission by virtue of Part 1, Class B and C of the Town and Country Planning (General Permitted Development) Order 2008.
SITE AREA	Approx. 401sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes upwards to the rear.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Flint wall to front boundary, approx. 700mm in height. Western and northern boundaries kept by timber fencing, approx. 1.8m in height. Eastern boundary kept by timber fencing with trellis and hedging, approx. 2m in height.
SITE CHARACTERISTICS	Semi-detached two and half storey dwelling with red brick quoining and coursed flint to elevations. Gable red tiled roof with dormer windows to the rear. Red tiled porch to south elevation, single pitch addition to rear and detached garage beyond.
CHARACTER OF LOCALITY	Residential, mix of types of styles of dwellings within the locality. Public House to the south of the site and a row of shops and offices opposite.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Findon Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

South Downs National Park

Building of Character

Class C Road

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPC2](#)

South East Plan- Policy C2 The South Downs

Arun District Local Plan: [GEN2](#)

Built-up Area Boundary

[GEN7](#)

The Form of New Development

[DEV19](#)

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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.

SOUTH DOWNS NATIONAL PARK

The statutory purposes behind the designation of the national park, found in section 5 of the National Parks and Access to Countryside Act 1949 (as amended by the Environment Act 1995):

The statutory purposes of the National Park are:

- i) To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;

and

ii) To promote opportunities for the public understanding and enjoyment of the special qualities of the National Park.

These are material considerations in the context of determining this application.

There is also a duty in relation to the application of the purposes above:

To seek to foster the economic and social well being of local communities within the National Park

The National Park Authority must apply the duty in pursuit of these purposes.

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 site lies within the Built-Up Area of Findon Village which forms part of the South Downs National Park. The principle of the proposed development is acceptable, subject to relevant development plan policy being met.

The proposal is for a single storey extension to the rear of the property. This Council has adopted the 45 degree rule for the determining of Planning Applications to the rear of properties to ensure that extensions do not seriously affect a neighbour's outlook or daylight.

In this case, the proposal fails the 45 degree rule. However, because of:

- (1) the extension being single storey
- (2) the roof having a shallow gabled roof and ridged away from the boundary
- (3) a 1.8m high fence on the boundary
- (4) and a distance being maintained between the extension and the northern boundary of 0.5m;

it is considered that there will be no undue adverse effect on the next door neighbour by reason of overshadowing or overlooking. It is considered therefore that this proposal is acceptable from the neighbouring amenity point of view.

From a visual consideration of the extension, the proposal will not be seen from any public view point, and therefore there will be no adverse effect on the visual amenities of the locality.

In terms of the setting of the site within the National Park the extension, the proposal being for a single storey extension means that it 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 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 development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s 5411:1 and 5411:2.

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 roof of the extension 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 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

SOUTH EAST PLAN: C2

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.