Recommendation Report for Planning Permission

REF NO: **FN/5/12/**

LOCATION: Fairlie
Horsham Road
Findon

PROPOSAL: Dormer and front and rear velux style windows. This application falls within the South Downs National Park Authority.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 290 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes steeply upwards at the southern end, which faces towards Horsham Road, before levelling. The bulk of the site is raised approximately 2 metres above the level of Horsham Road and is roughly level with Downview Road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The rear garden is enclosed by a mixture of 1.8 metre high timber fencing and the brick flank walls of surrounding garage buildings.
SITE CHARACTERISTICS	The site is occupied by a semi-detached bungalow dwelling with a detached flat roof garage to the rear which is served by an access road
CHARACTER OF LOCALITY	The site is located within the built-up area on a corner plot at the junction of two roads that are lined by dwellings of a mixture of designs and scales that are set back from the road with mature landscaping helping to screen development and contribute to an open, spacious and verdant character and appearance.

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:
Within Built-Up Area
South Downs National Park

DEVELOPMENT PLAN POLICIES

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

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 dormer is considered to be of a modest size and will be positioned to the rear of the existing dwelling, as such, it is considered that its visual impact will be minimal. Further, the neighbouring property, 1 Downview Road, which is positioned closer to the road already has a rear facing dormer window and, therefore, the proposed dormer is considered to be in-keeping with nearby development. The proposed front facing roof lights will be symmetrically arranged and will not occupy a large proportion of the whole slope, it is therefore considered that they will not appear visually intrusive. It is therefore considered that the proposal will not have a detrimental 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 proposed works would relate sympathetically towards the existing dwelling in terms of design and scale. The dormer will be modestly sized, stepped in from roof edges, set above the eaves line and below the ridge line, ensuring that it does not dominate the roof slope and maintains visual, subservience towards the host building. Further, the pitched roof over the proposed dormer will help assist visual integration within the main pitched roof.

With regards to the amenities of neighbouring residents, direct views from the proposed dormer window will be towards the rear garden, access road and the upper walls and roofs on nearby bungalows, it is therefore not considered that any of these views will be intrusive. The dormer is modestly sized and the height and footprint of the existing dwelling will remain unchanged, it is considered that this will prevent the works from appearing overbearing or from causing undue levels of overshadowing.

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 Scale Plan;
Block Plan;
CDC/Scott/1/A;

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.