

FN/75/05**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Alterations to rear chimneys. Kingswood Place, Horsham Road, Findon.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed replacement chimney to west elevation from rendered to brick, to form a chimney measuring approximately; 0.55m in width and depth and 2.45m in height.
	Proposed stack height lowered from approximately 2.75m in height to 2.15m in height.
SITE AREA	1675 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat, rear garden raised approximately 0.5m higher than rest of site.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.5 – 1.8m high flint and brick walling to front and rear.
SITE CHARACTERISTICS	Two storey property sub-divided into two separate properties with a combination of white painted rough rendered and flint and brick elevations, hipped roof with a combination of red clay tiles and slate. In addition the property has a detached brick and flint outhouse and detached garage and workshop.
CHARACTER OF LOCALITY	Rural location, on a main road, consisting of a mix of housing styles and commercial uses such as a riding school and golf centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/12/75	Erection of garages (one double and one single) for exclusive use with private dwelling house.	Approved conditionally 11-06-1975

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	No objection.
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

FN/75/05**POLICY CONTEXT****DESIGNATION APPLICABLE TO SITE**

Outside Built-up Area Boundary
 Trunk Road
 Class A Road
 Area of Outstanding Natural Beauty
 Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH2, CH5
 Arun District Local Plan : GEN3, GEN7, DEV10, DEV19, AREA9

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPS7 - Sustainable Development in Rural Areas
 PPG15 - Planning and the Historic Environment

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**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 either the visual amenities of the locality or residential amenities of 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

FN/75/05**CONCLUSIONS**

The site is situated outside the built up area boundary in a rural location off a trunk road. The proposed works are considered to be of a minimal and acceptable nature within the context of the grade II Listed Building. The proposal includes the replacement of one rendered rear chimney with a narrower and marginally taller brick built chimney and the reduction in the stack height of a second rear chimney.

The proposed works to both chimneys is considered to be of acceptable design and due to the modest nature of the proposal it is considered that the impact on the adjoining property and the associated residential amenities will be minimal with regards to overshadowing. Further, both chimneys which are to be altered are situated to the rear of the property and will therefore have minimal impact on the street scene.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

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

FINDON

FN/75/05/

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Horsham Road
Findon

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the chimney alterations hereby permitted shall match in colour and texture those of the existing chimney stacks.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

