

PLANNING APPLICATION REPORT

REF NO: FN/7/11/

LOCATION: The Leighs
Steep Lane
Findon

PROPOSAL: Single storey extension, internal alterations and a new window to East elevation.
(This application falls within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a single-storey rear extension measuring approximately 5.5 metres in width by 4.2 metres in depth and 3.8 metres in height. A first floor window serving a bedroom will be formed on the eastern elevation.
SITE AREA	Approximately 1155 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is raised approximately 1 metre above the level of the road and also slopes gently upwards from west to east.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1 metre high flint wall where the site boundary flanks Nepcote Lane and Steep Lane. There is also approximately 1.5 metre high hedging in places. The southern and western boundaries are marked by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has painted render elevations. The dwelling is two distinct sections which have separate tiled hipped roofs over. There is a detached flat roof garage positioned alongside the western site boundary.
CHARACTER OF LOCALITY	The site is located within the built-up area alongside a narrow road which is lined by grass banks and mature trees, producing a strong rural appearance to the road. The wider surrounding area forms part of the South Downs National Park.

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

Within South Downs National Park

DEVELOPMENT PLAN POLICIES

South East Plan: [SEPC2](#)

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

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 extension would not have a visible presence on the street scene due to its positioning to the rear of the two-storey dwelling. Further, in the context of the amenities of the

National Park, the extension is of a modest scale and is positioned amongst an established group of buildings, including those of a similar design and, as such, it is not considered that the proposed development will result in an isolated or incongruous element within the National Park.

The proposed extension is considered to relate sympathetically towards the existing building in terms of design and scale. Its single-storey height and small footprint will ensure that it appears visually subservient towards the existing dwelling whilst the design will compliment the nearby existing flat roof garage.

With regards to the amenities of neighbouring residents, the proposed extension is of modest proportions and, therefore, it is not considered that it will appear overbearing nor will it cause unacceptable levels of overshadowing towards neighbouring residents. The proposed extension will feature south facing windows, these will look towards No. 4 and No. 6 Nepcote Lane, however the windows will be at least 25 metres from these properties and, in any case, as they are at ground floor height, views towards neighbouring properties will be obstructed. The proposed first floor window on the eastern elevation faces towards the road and open fields. It is therefore considered that no intrusive levels of overlooking will arise as a result of the proposal.

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:-

6610/1;
6610/2;

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 **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.