

PLANNING APPLICATION REPORT

REF NO: F/15/08/

LOCATION: Lavender Cottage
22 Beagle Drive
Ford

PROPOSAL: Erection of single storey side extension and conservatory to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory will measure approximately 3.5 metres in length by 3.35 metres in width and 3 metres in height. The proposed shower room extension will measure approximately 4.1 metres in length by 2.7 metres in width and 3.2 metres in height.
SITE AREA	Approximately 253 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	The eastern boundary of the site is marked by established trees and hedging.
BOUNDARY TREATMENT	The rear garden of the property is enclosed by approximately 1.8 metre high timber fencing whilst the eastern boundary which lines Rollaston Park is marked by established trees and hedging of an approximate height of 3 metres.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two storey dwelling which has yellow brick elevation walls with red brick quoins. The roof is hipped and surfaced with concrete tiles. There is an attached brown framed conservatory to the rear (western) elevation and a detached garage building, shared with the neighbouring property, to the north of the main building.
CHARACTER OF LOCALITY	The site is located on the junction of a residential cul-de-sac and a semi-rural road which provides access to a large industrial park to the north. The industrial area is screened from view from the residential area by trees and hedging. There are open fields to the east.

RELEVANT SITE HISTORY

None

REPRESENTATIONS**Representations received:**

Ford Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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
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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 extensions will be made to the side of the house. It is considered that they will have little or no impact towards the character and appearance of the street scene due to the presence of approximately 3 metre high trees and hedging along the eastern boundary following Rollaston Park whilst they will be hidden from view from Beagle Drive by the taller main building.

It is considered that the proposed additions will relate sympathetically towards the main building in terms of design and scale. The structures will be lower than both the main building and also the detached garage building and it is considered that this will assure that they appear visually subservient towards the existing buildings on the site. The proposed conservatory will have brown framing, in common with the existing conservatory that it will be attached to. Its dimensions will be the same and it is considered that this will ensure a uniform appearance to the two conservatories. It is also considered that by having two smaller conservatories rather than one large one, the roofline produced will appear more subservient.

The proposed shower room extension will have a false pitch roof which will compliment the pitched roof of the main building as well as the garage building and the conservatories. The eaves height of the roof will match that of the garage building and it is considered that this will assist visual integration. The roof tiles and external brickwork of the site are detailed in the application as matching those that are used on the existing building and it is considered that this design feature will further benefit the integration of the proposal.

It is not considered that the proposed extensions will present any unacceptable level of overshadowing or overbearing towards neighbouring properties. The shower room extension will be sandwiched between the main building and the detached garage building, both of which are larger structures in all dimensions and therefore it will be largely screened. It is accepted that the extension will partially fill a gap between the house and the garage building that may allow access of sunlight in morning hours to properties to the west. However, the low profile of the structure will prevent any significant level of overshadowing arising. The conservatory building will be visible from neighbouring properties, particularly to the west. However, despite being within approximately 7 metres of the western site boundary, it is to be a ground floor height structure and will be largely transparent due to the amount of glazing used. It is therefore not considered that it will appear overbearing or produce overshadowing. The proposed conservatory will be glazed on all outward facing elevations, giving rise to views to the north and west. The view to the north will look towards a car park. The view to the west will look towards the rear amenity space of the neighbouring property in that direction as well as windows on a single storey rear extension. However, with the windows being at ground floor height, it is considered that views into the neighbouring property will be restricted by the approximately 1.8 metre high boundary treatment that encloses the rear garden of the site.

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

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.