

PLANNING APPLICATION REPORT**REF NO:** F/28/11/**LOCATION:** 40 Nelson Row
Ford**PROPOSAL:** Single storey extension to replace existing conservatory**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	<p>As above. The proposed works consist of two conjoined sections, a gable roof element extending 5.76 metres to the rear, measuring 4.95 metres in width and reaching 4.25 metres in height at the apex and an adjoining hipped roof section projecting 5.3 metres to the rear, measuring 3.35 metres in width and reaching 3 metres in height.</p> <p>The proposed works would replace an existing conservatory to the rear of the dwelling.</p>
SITE AREA	Approximately 410 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The rear garden is enclosed by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling. The roof has been extended and includes a dormer within the rear slope. A conservatory extension has been added to the rear.
CHARACTER OF LOCALITY	The site is located outside of the built-up area but is part of an established row of semi-detached, two-storey, linearly arranged residential dwellings. A number of these dwellings have been extended to the rear. Open fields extend out to the north, east and west.

RELEVANT SITE HISTORY

F/20/07/	Loft conversion	Approve Cond 10-01-2008
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REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)
[DEV19](#)

Protection of the Countryside
The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
Housing

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 positioned to the rear of the dwelling and will not become a visible feature within the street scene. Further, the proposed works are of a similar scale to development that has already taken place to the rear of a number of neighbouring properties.

Although in a location outside of the built-up area, the proposed extension will be positioned amongst an established group of buildings and will not appear as an isolated and obtrusive form of development. It is therefore considered that the proposal would not adversely impact upon the character and appearance of the surrounding area.

It is considered that the proposed extensions will relate sympathetically towards the existing dwelling in terms of design and scale. The single-storey nature of the extensions will ensure that they maintain a visually subservient relationship towards the host dwelling. The pitched roof design will compliment that of the existing roof, assisting visual integration, whilst the use of brickwork for elevation walls will produce a more effective assimilation towards the host dwelling than possessed by the existing conservatory.

The proposed extension will flank the southern site boundary and also be within close proximity of the northern boundary and both extensions will intersect 45 degree sight lines taken from rear facing windows at neighbouring properties. However, the section closest to the southern boundary is stepped down in height so as to minimise impact upon neighbours. The northern section, whilst of greater height, is stepped away from the boundary, with the gable roof also sloping away from it, and will have a similar footprint and impact upon the neighbouring property as does the existing conservatory. It should also be noted that the hipped roof section of the proposed extension could be built projecting up to 3 metres to the rear, and up to a greater height of 4 metres, under householder permitted development rights, at which point it would also intersect a 45 degree sight line. The gable roof section could also project 3 metres to the rear, albeit at 4 metres maximum height rather than the 4.25 metres applied for.

Given the observations made above it is considered that, on balance, the proposed extension would not appear overbearing or cause undue levels of overshadowing due to the modest height, particularly of the hipped roof section, and that any impact would be similar to that which could result from work carried out under permitted development rights. All windows and openings will be at ground floor level and any views towards neighbouring dwellings will be interrupted by existing site boundary treatment.

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:-

11/1875-1;
11/1875-2;

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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.