

PLANNING APPLICATION REPORT**REF NO:** H/10/08/**LOCATION:** Walnut Tree Cottage
South Lane
Houghton**PROPOSAL:** 1st floor infill extension to enlarge family bathroom**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed works will consist of a dormer on the rear roof slope of the existing building which will measure approximately 3.3 metres in length by 2.8 metres in width and 3.4 metres in height, with the overall height of its roof ridge being some 6.2 metres above ground level.
SITE AREA	Approximately 2065 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The area within the curtilage is predominantly flat but is set upon a raised bank which is approximately 2 metres above the street level.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The north, south and west boundaries are marked by approximately 1.8 metre high timber fencing which is lined in many places by trees and shrubs which are of various heights, generally over 2 metres. The eastern boundary is open and faces onto fields.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which has smooth render exterior walls which have been painted in a terracotta colour. The main building has a tiled sussex-hipped roof with two hipped dormers on the southern slope. There is a large false-pitch single storey extension, which includes a garage on the northern elevation with a car-port attached to the side.
CHARACTER OF LOCALITY	The site is located towards the end of a rural road outside of the built-up area. The road is lined by large detached dwelling which are well spaced. To the north is the village of Houghton whilst to the east and west there are open fields and to the south there is woodland.

RELEVANT SITE HISTORY

H/3/06/

New first floor extension over an existing
single storey wing along with some internal
re-ordering

Approve Cond
24-05-2006

REPRESENTATIONS

Representations received:

Houghton Parish Meeting

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Chairman - Conservation Area Advisory Committee

Consultations responses received:

Council's Conservation and Design Manager: No objection.

Conservation Area Advisory Committee: No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Area of Outstanding Natural Beauty

Within Conservation Area

Permitted Development Restrictions:

No windows (other than those shown on the plans hereby approved) shall be constructed in the north west roof slope the extension hereby permitted which adjoins the side boundary with 'Dormer Cottage' without the prior permission of the Local Planning Authority on an application in that behalf.

The windows at first floor level on the north west roof slope of the extension shall at all times be glazed with obscured glass.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	DEV1	High Quality Development
	CH2	Areas of Outstanding Natural Beauty
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA2	Conservation Areas
	AREA9	Area of Outstanding Natural Beauty

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 the character and appearance of the Conservation Area.

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 will be installed in the south facing roof slope, it will be positioned between two existing roof dormers. It is considered that the dormer will have little or no visible presence on the street scene due to the site boundary treatment, the elevation of the site above street level and the fact that the road slopes steeply downward to the south. It is noted that the two existing dormers are largely unseen from the public domain. It is therefore considered that the proposal will have no adverse impact on the character and appearance of the surrounding area which is a designated Conservation Area and within an Area of Outstanding Natural Beauty.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The dormer will be set well below the ridge line of the main roof and will therefore appear visually subservient to the existing building. The design of the proposal, with its hipped end roof, mimics that of the two dormers it will sit between, it is considered this will aid integration. Its positioning in a central location will ensure the roof slope retains its symmetry whilst its smaller size than the adjacent dormers creates a pleasing relationship. It is considered that the proposed dormer would be an improvement on the rooflight that is currently in position.

It is considered that the construction of the proposal will not lead to a negative impact to the amenities of neighbouring residents. The nearest neighbouring property is some 7 metres to the south, however, the existing larger roof dormer will screen the proposal from view and it will therefore not appear overbearing or cause overshadowing. The existing dormer will also restrict views to the nearest neighbouring property. The direct line of sight from the dormer will be to

the south-east where the nearest neighbouring property is some 44 metres away and this distance is considered adequate to prevent any unacceptable overlooking.

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 The materials and finishes of the external walls and roof of the dormer hereby permitted shall match in colour and texture those of the existing dormers.

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.

- 3 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: LOC2, DEV1, CH2, CH4

LOCAL PLAN: GEN3, GEN7, DEV19, AREA2, AREA9

NATIONAL POLICIES: PPS1, PPS7, PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.