MD/2/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Proposed swimming pool, study and sun room extension. (Re-submission following planning application MD/6/06) The Cottage Punchbowl Green Madehurst

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey hipped roof rear extension to existing residential dwellinghouse
SITE AREA	1800 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Site situated on top of slope
TREES	None of significance affected
BOUNDARY TREATMENT	Boundaries kept by post and wire fencing, ranch style fencing, and hedging approximately 1m in height
SITE CHARACTERISTICS	Single storey detached property with brick and flint wall and slate roof
CHARACTER OF LOCALITY	Predominately rural

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
MD/1/93	Single storey extension to existing single storey domestic dwelling	Approved Conditionally 20-08-1993
MD/1/98	Extension and alterations of existing property	Approved Conditionally 21-05-1998
MD/5/06	Proposed garden store and car port	Approved Conditionally 09-11-2006
MD/6/06	Proposed swimming pool. Study and sun room extension	Approved Conditionally 24-11-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Madehurst Parish Meeting	Awaited
LOCAL GROUP	None
OTHER	None

CONSULTATION RESPONSES

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CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Area of Outstanding Natural Beauty Within Area of Special Advertisement Control

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH1, CH2
Arun District Local Plan : GEN3, GEN7, DEV19, AREA9

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

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 in the rural locality within an Area of Outstanding Natural Beauty.

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 in the rural locality within an Area of Outstanding Natural Beauty.

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.

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CONCLUSIONS

The current application is a resubmission of previously approved application MD/6/06. Given the absence of immediately adjoining residential properties to the site boundaries, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or unacceptable overlooking.

Further, given the proposal is visually integrated to the existing property, the proposal is not considered obtrusive in the locality, and would not conflict with the established character of the Area of Outstanding Natural Beauty.

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

MADEHURST MD/2/07/

Proposed swimming pool, study and sun room extension. (Re-submission following planning application MD/6/06/)

The Cottage
Punchbowl Green
Madehurst

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 external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing building.

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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of The Cottage Punchbowl Green Madehurst as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.