

PLANNING APPLICATION REPORT**REF NO:** PA/21/08/**LOCATION:** Robinswood
The Street
Patching**PROPOSAL:** Infilling the carport to provide a garden room and the erection of a new single storey extension comprising double garage, new front entrance door, sitting/study area, cloakroom and an ensuite guest bedroom. Removal of the concrete tile hanging to the first floor of the existing house and replacement with external insulation and timber cladding.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal consists of an extension on the northern extension which will measure approximately 14.6 metres in length by 12 metres in width and up to 4.2 metres in height. In addition, a sun room will be formed beneath the existing roof on the western elevation of the original building by way of in-filling the current car port.
SITE AREA	Approximately 3219 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	There is a slight downwards slope running from north to south.
TREES	There are a number of mature and well established trees of a variety of species within the site, predominantly concentrated towards the boundaries.
BOUNDARY TREATMENT	The site is enclosed by approximately 1.5 metre high timber post and rail fencing which is surrounded on the north, east and west by a dense belt of mature trees with a single layer on the southern boundary.
SITE CHARACTERISTICS	The site is set well back from the road with access being gained by a tree-lined drive. The main building within the site is a detached two-storey dwelling with an asymmetrical tiled gable roof. The elevation walls are finished with red brick at ground floor level, other than a section of stonework on the western elevation, with brown tile hanging above. The west facing roofslope, which continues down to just above the ground floor windows, has a flat roof dormer installed within it. A section below this roofslope has had front and back walls removed and is used as a car port. There is a flat roof single storey extension attached to the west elevation which incorporates a garage and storage

area. There is an attached single-storey pitched roof extension on the northern elevation which was formerly used as a garage and has been converted to living space. To the front of this there is a flat roof porch whilst to the rear there is a detached timber framed summerhouse with a tiled, hipped roof.

CHARACTER OF LOCALITY

The site is located on a rural road, outside of the built-up area and within an Area of Outstanding Natural Beauty as well as a Conservation Area. To the immediate south there are open fields whilst there are other residential dwellings to the east, west and north, which back onto open fields to the east and west.

RELEVANT SITE HISTORY

PA/39/89	Bedroom extension to first floor and alterations	Approve Cond 20-11-1989
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REPRESENTATIONS

Representations received:

Patching Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Chairman - Conservation Area Advisory Committee

Consultations responses received:

Council's Conservation and Design Manager: The proposed extension is on the large side but it is, in my opinion, well designed of contemporary style, which is appropriate given the design of the existing building. It is also located to the rear of the building which lies in a heavily wooded setting so that I do not consider the proposals will have an adverse effect on the character or appearance of the Conservation Area or AONB.

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

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
	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 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 in place of existing extensions on the northern and western elevations of the existing building and a detached timber building to the north of the site. The site is enshrouded by a dense blanket of mature trees, the dwelling itself has a minimal visual presence on the street scene and the extension, which being single storey will have a lower profile, are likely to be largely screened and therefore not be damaging towards the character and appearance of the surrounding Conservation Area and wider Area of Outstanding Natural Beauty and will not interrupt the views from the south in the direction of the village which are noted as a valued attribute in the SPG for Conservation Areas.

It is considered that the proposed extensions will relate sympathetically towards the existing building in terms of design and scale. The extension, at single-storey height, will appear subservient to the existing two-storey dwelling. It is considered that it will integrate more

effectively with the existing extensions which are of conflicting designs, having been added at different dates, and are in a poor state of repair. The proposed sun room will involve no more than an in-fill of the existing car port and will be contained beneath the pitched roof of the existing building. The proposed zinc roof that will be positioned over part of the extension is considered to stand out from the surrounding roofs, however, it is considered acceptable in the context of the building as a whole as it is of a contemporary design. It is also noted that in the SPG for Conservation Areas one of the characteristics identified within the area is a variety of buildings and it is considered that the proposal is in line with this trend. The change of elevation wall materials from brown tile hanging at first floor level to timber weatherboard is considered to be acceptable as a timber finish would be more in-keeping with the rural and wooded surroundings.

The proposed extension will be single storey and its profile will be kept low by the use of a predominantly flat roof. Further, the site is bordered by a dense collection of mature trees and due to these factors it is considered that the extension will not appear overbearing, nor will it be the cause of additional overshadowing. Further, any views from new windows installed will be at ground floor level and confined largely to within the site by the boundary treatment and vegetation.

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 Conservation Area, or the wider Area of Outstanding Natural Beauty, and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1, CH2, CH4

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

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.