

PLANNING APPLICATION REPORT

REF NO: PA/24/10/

LOCATION: 142 The Street
Patching

PROPOSAL: Conservatory to rear elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory measures approximately 4.5 metres in width by 3.5 metres in depth and 3 metres in height.
SITE AREA	Approximately 1530 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat although the road slopes downwards towards the south and the plots to the south are therefore at a lower level to the site, whilst those to the north are raised.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The property faces directly onto the highway. The side and rear boundaries are marked by approximately 1.3 metre high timber fencing which is lined by trees and hedging of greater height.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has been identified, for the purpose of local planning policy, as a building of special character. The building has coursed split flint elevation walls with red brick quoins, window dressings and regular horizontal courses. The roof is sussex-hipped with clay tiles. There is a gable ended projection on the north elevation. A single-storey building with an M-shaped gable roof has been, housing a double garage and accommodation, added to the northern edge of the site and is connected to the main dwelling by way of a single -storey link extension.
CHARACTER OF LOCALITY	The site is located on a narrow country road which is outside of the built-up area, within the Patching Conservation Area and the South Downs National Park. The road is lined, at this point by various two-storey flint dwellings that face directly onto the street. There is also flint walling running along the street, which lacks pavements, helping to create an intimate appearance.

There are large mature trees on and around site boundaries and the majority of plots back onto open fields.

RELEVANT SITE HISTORY

PA/9/97	Two storey rear extension comprising breakfast room with first floor dressing room, single storey link from new extension to converted outbuilding to form bedroom 4 and en- suite	Approve Cond 07-11-1997
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REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee: No comment.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Within South Downs National Park

Within Conservation Area

Building of Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)

[GEN7](#)

[GEN22](#)

[DEV19](#)

[AREA2](#)

Protection of the Countryside

The Form of New Development

Buildings or Structures of Character

Extensions to existing residential buildings

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

PPS5

PPS7

Delivering Sustainable Development

Planning for the Historic Environment

Sustainable development in rural areas

SUPPLEMENTARY POLICY GUIDANCE

XXX4

Supplementary Planning Guidance -

Conservation Areas

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

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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 extension will be positioned to the rear of the existing building and will be screened from view by it. Therefore, it will not intrude upon the valued intimate character and appearance of the existing street scene. The site is within the South Downs National Park and a public footpath passes approximately 600 metres to the west. The proposed conservatory is of a modest scale and will be attached to an existing building, in an area where there is a concentration of small buildings, and will therefore not appear isolated and detract from the aesthetic quality of the national park.

The design and scale of the proposal are considered to relate sympathetically towards the existing dwelling. The single-storey nature of the conservatory will ensure that it maintains visual subservience towards the existing dwelling. Further, the conservatory will be set on a brick plinth wall which will match the brickwork used on the quoins and dressings of the existing building, assisting visual integration as will the use of timber framed windows that will match the existing window frames. The design and scale features will ensure that the setting and character of the building is not harmed and it maintains its distinctive visual quality.

With regards to the amenities of neighbouring residents, it is not considered that the proposal would appear overbearing or be the cause of an unacceptable level of overshadowing due to its modest size and positioning well away from site boundaries. All windows will be at ground floor height and any views from them towards neighbouring properties would be interrupted by existing site boundary treatment, presenting any intrusive levels of overlooking from arising.

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 This permission relates to the following approved plans:-

OS Mastermap;
103/01/01;
103/01/02;
103/01/03;
103/01/04;

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: GEN7

NATIONAL POLICIES: PPS1

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