

PA/26/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Proposed two storey side extension & related works to include integral garage. 4 Hillside, Long Furlong, Patching.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will be to the north of the dwelling and will measure approximately; 4.7m in length and 5.7m in depth with a hipped roof to a height of approximately 8.4m. Integral single garage to the rear with new vehicular access off Coldharbour Lane.
SITE AREA	Approximately 0.07 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Approximately 1m high flint wall to front, low hedging to side and rear.
SITE CHARACTERISTICS	A two storey end of terrace dwelling formed of brown brick walls and a brown plain tiled pitched roof.
CHARACTER OF LOCALITY	Predominantly rural area with similar terraces set back off the A280. Agricultural land to rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Patching Parish Council	Awaited
Local Groups	None
One Letter of Representation	An extra careful view of the sight line in both directions should be made.

PA/26/06/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objections in principle, subject to suggested conditions.
Southern Water	Objection: It appears that there is limited opportunity to divert existing drainage apparatus, and therefore Southern Water objects to the proposed development. If planning permission were to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that the building over the public sewer cannot be permitted.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Area of Outstanding Natural Beauty Class A Road

DEVELOPMENT PLAN POLICIES

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

PPS1 - Delivering Sustainable Development PPS7 - Sustainable Development in Rural Areas
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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 and impact on the countryside and AONB.

COMMENT ON CONSULTATION RESPONSES

With regard to the comments received from Southern Water, drainage is a private matter and outside planning control. The applicant will be advised of Southern Waters concerns in the form of an informative. Building Regulations have advised the planning department that once Building Regulations are submitted, Southern Water will be consulted and the application will be determined in line with their comments.
The conditions suggested by the Environment Agency will be added to any approval.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

PA/26/06/

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 the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding rural area or AONB.

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

This application comprises the addition of a two storey side extension to the north end of the terrace, projecting towards Coldharbour Lane. The extension will provide an integral single garage on the ground floor and an additional en-suite bedroom on the first floor. The garage will be accessed from the rear of the dwelling so that the front elevation comprises ground floor windows to maintain the character of the existing terrace.

Whilst the terraced block shares a certain symmetry, it is not considered that the proposed extension would be adversely out of character. This is due to the high quality design of the extension that relates sympathetically to the existing dwelling. Further, a similar terraced block to the north (Nos. 5-8) has been extended to the south of No. 5 with a two storey extension projecting towards Coldharbour Lane.

The extension is visually subservient due to the dropped ridge line and will be slightly set back to the rear for garage access. Whilst accepted that there are no other integral garages in the area, the garage door to the rear is not considered adversely out of character and has been designed to be in-keeping with the existing terrace. The new vehicular access off Coldharbour Lane falls under Permitted Development.

In terms of residential amenity, this proposed extension will be located away from neighbouring dwellings so as to minimise its impact.

Further, the proposal is not considered to adversely affect or detract from the character of the AONB.

Therefore having taken the above factors into consideration, it is not considered that this proposal would be obtrusive in the street scene nor would it conflict with the established character of the surrounding rural area or AONB.

Further, the proposal would not detrimentally harm the residential amenities of any neighbouring property by way of overbearing, overshadowing, overlooking or loss of privacy.

It is therefore recommended that the application be approved subject to the condition set out overleaf.

PATCHING

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related works to include integral garage.

4 Hillside
Long Furlong
Patching

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 If during development, any visibly contaminated or odorous material not previously identified is found to be present at the site, must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement, which must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.

- 3 Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters.

- 4 **INFORMATIVE:**

The applicant is advised of the attached comments from Southern Water, dated 19th January 2007.

