

PLANNING APPLICATION REPORT

REF NO: PA/3/11/

LOCATION: Clare House
The Street
Patching

PROPOSAL: Proposed conservatory linkway between existing house and summer house.(This application falls within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension measures approximately 7.3 metres in length by 4 metres in width and 3.6 metres in height.
SITE AREA	Approximately 2035 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The side and rear site boundaries are marked by approximately 2 metre high coniferous hedging and brick walling of a similar height.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown/yellow brick elevation walls with brown tile hanging above ground floor window heads and a tiled, pitched roof. There are single-storey false pitch roof extensions to the front and rear and a single-storey part flat roof, part pitched roof detached outbuilding positioned in the north-western corner of the site.
CHARACTER OF LOCALITY	The site is set back behind a two-storey dwelling which faces directly onto a narrow village road, bordered in many places by flint walling as well as hedging and trees which reinforce a semi-rural character and appearance. The site backs onto open fields. The immediate surrounding area forms Patching Conservation Area whilst the wider surrounding area is within the South Downs National Park.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:
Awaited.

Comments on Representations received:

None.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE:

No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Within Conservation Area

Within South Downs National Park

DEVELOPMENT PLAN POLICIES

South East Plan:

[SEPC2](#)

The South Downs

Arun District Local Plan:

[GEN3](#)

Protection of the Countryside

[GEN7](#)

The Form of New Development

[AREA2](#)

Conservation Areas

[DEV19](#)

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS5

Planning for the Historic Environment

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 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 Conservation Area and the wider area of the South Downs National Park.

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 two-storey dwelling which, itself, is recessed behind another two-storey dwelling. It would therefore have no visible presence as part of the street scene which makes up the valued characteristics of the surrounding Conservation Area. No public footpaths run close to the site and the proposed extension will be positioned in an area where there is already a concentration of similarly sized structures and, as such, would not be harmful towards the visual amenities of the South Downs National Park by way of forming an isolated development.

It is considered that the proposal will relate sympathetically towards the existing dwelling in terms of design and scale. The single-storey nature of the structure will ensure that it retains visual subservience towards the existing two-storey dwelling. Further, the conservatory design will compliment the summerhouse element of the existing outbuilding to which it will be linked, providing a smooth visual transition between the existing and proposed structures and, therefore, assisting visual integration.

Although positioned fairly near to the northern site boundary, the modest height of the proposed structure will screen the bulk of it from view whilst those parts visible will be the glazed roof only, it is therefore considered that the proposal will not appear overbearing nor will it provide an unacceptable level of overshadowing towards the neighbouring property. All windows of the proposal will be at ground floor height and any views towards neighbouring properties will be interrupted by existing site boundary treatment, thereby mitigating against any harmful levels of overlooking and loss of privacy.

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 The development hereby approved shall be carried out in accordance with the following approved plans:-

1224/PO1A;

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 The materials and finishes of the external brickwork of the conservatory hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 **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: GEN3, GEN7, AREA2, DEV19

SOUTH-EAST PLAN: C2

NATIONAL POLICIES: PPS1, PPS5, PPS7

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