

APPLICATION REF: PA/8/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Proposed side garage with roof terrace and hip to gable roof extension, Sleepy Hollow, Long Furlong, Patching.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>The proposed garage extension with roof terrace over will measure approximately 6m in width, 6.3m in depth and will be 4.8m in height.</p> <p>The roof extension with bay window will measure approximately 4.4m in width, 3.5m in depth and will be 2.9m in height.</p> <p>The new coal bunker will measure approximately 1.2m in width, 1.7m in depth and will be 1.3m in height.</p>
SITE AREA	Approximately 0.11 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Property is lower than main road.
TREES	Six Conifer trees to be removed.
BOUNDARY TREATMENT	Front boundary to Long Furlong Road mesh type fencing on concrete posts approximately 2m in height, north boundary to pumping station site has hedging over 2m in height, side boundary to Michelgrove Lane has metal picket type fencing approximately 1.5m in height + trees and shrubs.
SITE CHARACTERISTICS	Detached two storey property with dormer window on front elevation, conservatory on rear. The walls have brown/red brickwork with a brown tiled roof.
CHARACTER OF LOCALITY	Rural location, gates and access road at front of site leads to Southern Water Pumping Station. Main road A280 at front of site surrounded by open farmland.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
PA/1/50	Cottage.	Approved/Conditionally 23-03-1950.
PA/30/89	Loft conversion.	Approved/Conditionally 04-09-1989.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Patching Parish Council	Awaited.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Area of Outstanding Natural Beauty Class A Road Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

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

PPS1 - Delivering Sustainable Development

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.
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COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>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.</p>
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OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in
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accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The property is sited in a hollow below the level of the A280 Long Furlong Road which is approximately 45m away. The proposed garage with roof terrace and gable roof extension will be sited on the northern elevation of the building and will involve the removal of six conifer trees. The garage extension has a false pitched roof and the roof terrace which is behind the pitch will not be visible from Long Furlong Road but will be visible from the rear of the site in Michelgrove Lane. The proposed roof extension and bay window which faces north and west will create access to the roof terrace.

The proposal is considered to be acceptable in terms of design and is visually subservient to the main building. There are no immediate neighbouring properties and it is not considered that the proposal would be out of character with the surrounding rural area.

It is therefore recommended that the application be approved, subject to the following conditions.

PATCHING

PA/8/06/

Proposed side garage with roof terrace
and hip to gable roof extension

Sleepy Hollow
Long Furlong
Patching

RECOMMENDATION**Approve Conditions**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall be carried out until details of the proposed railings for the roof terrace extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.