

PLANNING APPLICATION REPORT

REF NO: P/25/11/

LOCATION: 3 Old Barn Close
Mill Farm
Pagham

PROPOSAL: Conservatory extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The conservatory measures approximately 4m in width, 3m in depth and 3.5m (maximum) in height.
SITE AREA	Approximately 270 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open, rear has close boarded fencing + trellis approximately 1.5m in height, side boundaries close boarded fencing approximately 1.5m in height.
SITE CHARACTERISTICS	Single storey detached mobile home, shed in rear garden, paved parking area at side. The walls are cream rendered on a brick plinth with a concrete tiled roof.
CHARACTER OF LOCALITY	Mill Farm Estate Mobile Park Home comprising single storey detached properties of similar size, style and design. Open farmland to the west of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

1 Letter of Objection

The width of 4.5m would bring the conservatory to 50cm from our boundary fence and with the addition of the floor height to the conservatory of 70cm above ground level and the height of 3.1m plus roof will spoil the privacy that we have and encroach on us. On Mill Farm Estate extensions to properties with small gardens are placed 2.5m depth and width to suit and we would have no objection to this layout.

Comments on Representations received:

Noted

Substitute plans have been received which reduce the depth from 4.5m to 3m. With adequate distance of approximately 7m to the neighbouring mobile home it is not considered that this would detrimentally harm the occupants of this property by way of overbearing affect, harmful overlooking or loss of privacy.

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health

The application relates to land that is not owned by the applicant. The site is owned by Deerhyde Limited. The proposed conservatory proposes to increase the width of the park home beyond that allowed by legislation (max size 60' x 20' x 10' max height) (18.288 x 6.096m x 3.048m). Therefore the application cannot be supported.

Comments on Consultation responses:

Comments noted.

Substitute plans have been received which amend the depth of the conservatory to 3m. However, if approved, an informative will be placed on any decision regarding the dimensions with regard to site licence under Environmental Health legislation.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 application seeks to construct a conservatory on the rear of the mobile home.

The proposed conservatory will measure approximately 4m in width, 3m in depth with a height of 3.5m. The conservatory is considered to be of an acceptable size and height that is considered to be visually subservient to the building. There are many properties within the park that have conservatories of similar size and design. The neighbouring property to the rear No 19 Mill View Close is sited approximately 7m away. Due to the orientation of this property and adequate distance it is not considered that the conservatory would create any harmful overlooking or loss of privacy to the occupiers of this property.

The conservatory although visible to properties to the rear will not be obtrusive in the street scene, nor would it compromise the established character and appearance of the mobile home park or the rural character of the area.

It is therefore recommended that the application be 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: Site 1:1250, Block 1:500, Floor 1:50, Elevations 1:100 Sheet 1b of 2 received on 20th May 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Environmental Health have commented: The application relates to land that is not owned by the applicant and is owned by Deerhyde Limited. The proposed conservatory increases the width of the park home beyond that allowed by legislation (max size 60' x 20' x 10' max ht) 18.288m x 6.096m x 3.048m).

- 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

NATIONAL POLICIES: PPS1, PPS7

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