

PLANNING APPLICATION REPORT

REF NO: P/50/08/

LOCATION: 41 Sea Lane
Pagham

PROPOSAL: Rear single storey conservatory, covered way and garden shed.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The conservatory measures approximately 3.2 metres in length by approximately 2.3 metres in width and is approximately 2.3 metres in height. The covered way measures approximately 5.5 metres in length by approximately 1.7 metres in width and is approximately 2 metres in height. The shed is approximately 2.3 metres in length by approximately 1.7 metres in width and stands at a height of approximately 2.3 metres. This is a retrospective application.

SITE AREA

Approximately 759 square metres

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

There are trees and shrubs of varying heights on the south and east boundaries to the front of the site. The rear garden is enclosed by approximately 1.8 metre high timber close boarded fencing.

SITE CHARACTERISTICS

The site is occupied by a detached chalet style dwelling which has a painted smooth render wall to the front with other elevations finished with red brick. The roof is gabled with tiles and there is a flat roof dormer attached to the eastern slope. There is an archway attached to the front elevation of the dwelling with a balcony over. There is a single storey flat roof extension to the rear which is constructed of red bricks. There is an attached flat roof garage on the western elevation of the existing building. The structures that are the subject of the application are already in place. There is a flat roof attached conservatory which has timber board cladding. A single storey flat roof timber clad lean-to style structure is attached to the eastern elevation of the main building. There is a free standing timber shed towards the eastern boundary of the rear garden.

CHARACTER OF LOCALITY

The site is located on a residential road which is characterised predominantly by detached bungalow and chalet style dwellings that are set back from the road. A large amount of the nearby properties have had extensions made to the side and/or rear.

RELEVANT SITE HISTORY

Reference	Description	Decision
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REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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 timber shed is a moderately sized structure to the rear of the property. It does not form part of the main living space on the site and is sited away from the boundaries. Owing to these points it is not considered that it will form an overbearing, overlooking or overshadowing presence towards neighbouring properties.

The lean-to structure has an elevation that faces towards the public highway but due to the amount of shrubbery and trees that line the boundary of the site with the road, the moderate height of the structure and the fact that it is set back from the main building prevents it from having any significant visible presence on the street scene. The conservatory is not visible from the street as it is screened by the main building which is taller. It is not considered that any of the structures detailed in this application cause any adverse impact on the established character and appearance of the street scene.

It is considered that the conservatory and lean-to structures appear subservient in relation with the main dwelling due to the modest dimensions with particular attention given to the height of the structures which is lesser than that of the main building. The flat roofs used for the structures are considered to integrate with the flat roofing used on the other extensions to the side and rear of the site.

The lean-to structure abutts the boundary with the neighbouring property to the east. It is not considered that it is the cause of any unacceptable level of overlooking, overshadowing or overbearing as it does not face towards any windows of the neighbouring property, is well screened by the approximately 1.8 metre high boundary treatment and there are no windows installed on the eastern elevation. The conservatory will be screened from the property to the west by the flat roof rear extension and therefore does not cause any additional overlooking, overbearing or overshadowing impact towards that property. It is largely screened from the property to the east by the lean-to structure and the boundary treatment. The only outwards facing elevation looks to the north towards the far end of the garden. The neighbouring property to the north is some 35 metres away and it is considered that this distance, coupled with the single storey nature of the conservatory and the combination of boundary fencing and a large collection of trees and shrubs to the rear of the garden nullifies any possibility of overlooking, overbearing or overshadowing towards the property to the north.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

1 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.