

PLANNING APPLICATION REPORT

REF NO: R/271/09/

LOCATION: Thatched Barn
Station Road
East Preston

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The extension would measure 4.5m x 4.5m x 3.5m high, to include a glazed roof lantern.
SITE AREA	Approximately 403 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint wall with red brick quoins to front boundary approximately 1.4m high, rear garden enclosed by approximately 2m high close board timber fencing.
SITE CHARACTERISTICS	Detached 2 1/2 storey property. Flint elevations with red brick quoins, half hipped thatched roof, 2 dormers with front roof elevation a 1 within the rear. Detached garage forward of the principle elevation of the dwelling, materials match main dwelling. Red tiled pitched roof porch to south side elevation, red tiled half pitched single storey section to rear elevation
CHARACTER OF LOCALITY	Sited with the East Preston Conservation Area, mix of different types and styles of properties within close proximity. St Mary's Church to the east of the site. Access road adjacent to northern boundary.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Rustington Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Area Advisory Committee: No comment.

Comments on Consultation responses:

Noted

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary

Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[AREA2](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Conservation Areas

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 and 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 area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation 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 or legislative background.

CONCLUSIONS

The proposed application seeks permission for a single storey rear extension. The proposal will not be viewed within the street scene, therefore it is not considered to impact upon the surrounding Conservation Area.

The proposed extension is to continue the existing false pitch red tiled section to the rear of the property relating sympathetically to the existing dwelling and the single storey nature of the addition ensures visual subservience. The use of materials for the elevations will match the existing property further enhancing its integration with the building. The proposal is not considered to impact upon neighbouring properties by way of overlooking, overbearing affect or loss of light given the existing boundary treatment of approximately 2m high and the minimum distance to an adjoining residential boundary being approximately 5.5m.

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 materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 3 This permission relates to the following approved 1:1250 plan; and 1:500 block plan; and drawing No. 09/553/01; and 09/553/02.

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.

- 4 **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

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

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.