

PLANNING APPLICATION REPORT

REF NO: SL/11/08/

LOCATION: Church House
Church Hill
Slindon

PROPOSAL: To convert the double garage into a guest bedroom with en-suite shower facilities. External of building to remain unchanged.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. No alterations to the external appearance of the building will be made.
SITE AREA	Approximately 1973 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site perimeter is marked by an approximately 1.8 metre high flint wall. There is hedging and shrubbery along part of the front (western) boundary which reaches approximately 2.2 metres in height.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed Building. The main building is a two storey dwelling with roof dormers. The elevations are finished with red brick and there is a soldier course running towards the top of the building. The roof is hipped and uses slate tiles. There are later additions to the rear of the property. There is a flat roof porch located over a six panel front door. The guttering at the front of the property is made of cast iron. The front facing windows have external wooden shutters. There is a double door garage building to the rear of the site. The garage is set upon a brown brick plinth and clad with stained timber. The roof is hipped with clay tiles and bonnet tiles. There are also some smaller outbuildings as well as a converted railway carriage towards the front of the site on the western boundary.
CHARACTER OF LOCALITY	The site is located in a semi-rural location outside of the built-up area boundary. The site is within a Conservation Area and also an area defined as being of Outstanding Natural Beauty. The road on which the building is located is characterised by large, well spread dwellings, many of which are Listed Buildings. To the immediate west of the site is St. Marys Church which is a Grade I Listed Building.

RELEVANT SITE HISTORY

Reference	Description	Decision
SL/2/86	Erection of double garage	Approve Cond 24-02-1986

The garage is a relatively modern building for which planning permission was approved in 1986.

REPRESENTATIONS

Representations received:

Slindon Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Ms Jennie Wright

Councillor Mrs B Edge

Councillor Mrs G Walker

Councillor N Wiltshire

Councillor M. Barnett

Mr I Forbes

Councillor Dr Ramage

Mr J Barham

Consultations responses received:

Council's Conservation Officer. There will be no adverse effect on the character or appearance of the Conservation Area. All new external should be stained or painted to match the colour of the external weatherboarding.

Conservation Area Advisory Committee. No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Area of Outstanding Natural Beauty

Conservation Area

Grade II Listed Building

Building or Structure of Character (Railway Carriage)

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH2 CH5 CH4 DEV1 LOC2	Areas of Outstanding Natural Beauty Buildings of Architectural or historical importance Conservation Areas and Historic Towns and Villages High Quality Development The Countryside
Arun District Local Plan:	AREA2 AREA9 GEN22 GEN3 GEN7	Conservation Areas Area of Outstanding Natural Beauty Buildings or Structures of Character Protection of the Countryside The Form of New Development

PLANNING POLICY GUIDANCE

PPG15	Planning and the Historic Environment
PPS1	Delivering Sustainable Development
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.

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 external appearance of the garage will not be altered and therefore any contribution towards the character and appearance of the surrounding area, which in any case is limited by its positioning to the rear of the site, will be retained. The preservation of the appearance of the garage will ensure the setting of the Grade II Listed Building on the site will remain unaltered.

It is considered prudent to impose a condition to prohibit the use of the garage for any purpose than those incidental to the occupation and enjoyment of Church House in order to prevent it being used as separate accommodation which would conflict with planning policies preventing unjustified residential development in the countryside.

The building will not change in size, shape or positioning and therefore no additional overbearing or overshadowing impacts will result from the proposed work. Glazed French doors will be formed on the western elevation of the building, however any views in the direction of the west will be interrupted by the boundary at the site and surrounding trees and shrubs, the main building at the site and the converted railway carriage will also block views and the distance of some 38.5 metres between the proposed windows and the nearest neighbouring property to the west, at some 38 metres, is considered to be sufficient to curtail any unacceptable level of overlooking towards neighbouring properties to the site.

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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Church House, Church Hill, Slindon as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy GEN3 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would lead to unjustified residential development in the countryside.

- 3 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 Conservation area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1, CH2, CH4, CH5

LOCAL PLAN: GEN3, GEN7, GEN22, AREA2, AREA9

NATIONAL POLICIES: PPS1, PPS7, PPG15

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