SL/2/08

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed ground floor extension to form new family room, utility and workshop together with detached double garage, The White House, School Hill, Slindon.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed single storey rear extension measures approximately 12.5m in length, 5.4m in depth (maximum) and 5.7m (maximum) in height. The detached garage measures approximately 5m in length, 5m in width and 4.5m (maximum) in height.
SITE AREA	Approximately 0.16 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	Front boundary has flint wall approximately 1m in height + hedging, rear boundary has flint and brick wall approximately 3.5m in height, north side boundary has wall approximately 1.8m in height, south side boundary has hedging/tree screening over 4m in height.
SITE CHARACTERISTICS	Three storey detached property which has previously been extended with a single storey extension on the south side, porch with balcony above on front elevation, detached garage on north side. The walls are painted white, green painted window frames with a brown tiled roof.
CHARACTER OF LOCALITY	Within the Slindon Conservation Area. The village comprises detached houses and cottages, many of which are listed and the designs are varied with many built of local materials, particularly flint and red brick.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
SL/6/52	Alterations.	Permitted Development 20-08-1952.
SL/12/99	Erection of new entrance porch and erection of new study extension.	Approved/Conditionally 11-06-1999.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Slindon Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	Concrete tiles should only be used if existing tiles on original house are of concrete, if not they should match. Boarding should be stained natural wood.
Conservation Officer	No objection. Overall an improvement but be careful about the use of concrete tiles – will these match the main house.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Area of Outstanding Natural Beauty Within the Slindon Conservation Area Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH4, CH5
Arun District Local Plan : GEN3, GEN7, DEV19, AREA2, AREA9

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPG15 - Planning and the Historic Environment

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.

COMMENT ON CONSULTATION RESPONSES

Noted. If approved, a condition is to be imposed regarding materials and finishes for the proposed extension.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the Slindon Conservation Area and the surrounding rural 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 dwelling is set back from the highway by approximately 32m and is not visible from School Hill. The proposal is to demolish the existing single storey extension which has a flat roof balcony area above and an external staircase which is sited to the rear of the dwelling adjacent to the drawing room on the north west elevation. The proposed extension will be single storey and will be approximately 2.3m wider than the existing structure with a pitched tiled roof, the walls will be rendered and painted to match the existing dwelling with decorative stone and flint work on the north and east elevation. With a distance of approximately 26m to the property to the north 'Timbers' it is not considered that the extension would detrimentally harm the residential amenities of this property by way of overlooking or loss of privacy. There is a paddock to the rear of the site so it is not considered that the proposed windows on the west elevation would create any additional overlooking or loss of privacy as there are existing windows to the main building that overlook this area.

The proposal also seeks to demolish the existing garage, workshop and store which is sited to the north of the site and replace with a double garage. The proposed garage will be set back on the north west boundary adjacent to the proposed extension which will allow extra room for a vehicle turning space. The proposed garage is smaller than the existing building and will be more in keeping than the existing structure which will be timber framed with a pitched tiled roof and clad with horizontal boarding.

Taking into account the above, it is considered that the extension would be visually subservient to the main building and the proposed garage will be more in keeping with the surroundings buildings and the character and appearance of the Slindon Conservation Area.

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

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RECOMMENDATION SL/2/08/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: SL/2/08/

1 **To Addressee**

2 **Site Address**

The White House
School Hill
Slindon

3 **Description of Development**

Proposed ground floor extension to form new family room, utility & workshop together with detached double garage

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

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CONDITION 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).

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension and the garage 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 and to preserve the character of this part of the Conservation Area by endeavouring to achieve a building of visual quality in accordance with policies DEV, CH5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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 Conservation Area and the surrounding residential area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, DEV1, CH4

LOCAL PLAN: GEN3, GEN7, DEV19, AREA2, AREA9

NATIONAL POLICIES: PPS1, PPG15

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

Case Officer: Mrs J Chapman