PLANNING APPLICATION REPORT

REF NO: SL/6/08/

LOCATION: Cedar House
Dyers Lane
Slindon

PROPOSAL: Erection of single storey rear extension, two storey side conversion of attached garage (approved permission SL/5/06). External finish including stone, flint, brick and render. Erection of greenhouse in aluminium powder coated victorian style with porch. Replacement outbuilding with terracotta pitched tiled roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed kitchen extension measures approximately 5.3m in length, 2m in depth and 3m in height. The proposed pitched roof outbuilding measures approximately 4.5m (maximum) in length, 4.5m (maximum) in depth and 4m in height. The proposed greenhouse measures approximately 5.4m in length, 3.17n in depth and 3.4m (maximum) in height.
SITE AREA	Approximately 2.7 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	North to south slope.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Part of the south west boundary is kept by 1.8m high close boarded fencing, the east and part south is 1.5m high flint walling, north boundary has beech hedging approximately 2.5m in height.
SITE CHARACTERISTICS	Detached two storey property with attached double garage, single storey extension on side, dilapidated conservatory on east side. The walls have reddish/brown brickwork, brown tiled roof with a mixture of PVCu windows and metal window frames.
CHARACTER OF LOCALITY	Rural village comprising a mixture of property styles and designs, some of notable character. Open fields to east of site.

RELEVANT SITE HISTORY

Reference	Description	Decision
SL/5/06/	Extension to provide additional accommodation and conservatory (Resubmission following SL/8/05)	Approve Cond 05-05-2006
SL/8/05/	Extensions to provide additional accommodation and conservatory	Withdrawn 19-04-2005

SL/3/52/A	House and garage	Approve Cond 23-06-1954

REPRESENTATIONS

Representations received:

Slindon Parish Council

The Parish Council would like the following comments to be taken into consideration.

The outbuilding is a newly built brick and flint building that has replaced a small wooden shed and this requires planning permission. Evidence of the greenhouse/shed does not appear on the OS site plan. The very large first floor terrace may cause overlooking problems for residents south of Cedar House. The side extension would appear to be self-contained, having its own staircase and no access to the main house at first floor level. A newly planted hedge of yew and laurel has been planted along the WSCC's verge, well outside of the property's boundary. If the planned development was finished and landscaped to a good standard it would enhance the area.

4 Letters of Objection

The permanent brick outbuilding has been built from new over the last few months and replaces a wooden structure. The building and site is in an untidy condition and has been for approximately 4-5 years and is in an eyesore in a Conservation Area and Area of Outstanding Natural Beauty. Will devalue properties in the immediate vicinity. The side extension appears to be self-contained with no access to use the main house at first floor level. Flint walls have been demolished and concrete hardstandings have been constructed but remain unfinished. The application also states that there will be no change to car parking arrangements, but the garage is to be converted into habitable rooms. Yew and laurel hedging has been planted outside the property on the WSCC verge.

Comments on Representations received:

Parish Council comments noted.

The outbuilding now forms part of the application.
There is no requirement to show the demolished greenhouse and shed on the OS site plan.
The balcony and conversion of the garage was considered under previous application SL/5/06 and does not form part of this application. However, if the garage conversion were to be used as a separate residential unit then a planning application would be required.
The newly planted hedge is not within the application site and does not form part of this application.
Although the garage is to be converted there is ample room within the site for the parking of vehicles.
The creation of hardstanding within the site does not require planning permission.
The untidy site and devaluation of properties is not a material planning consideration.

CONSULTATIONS

Chairman - Conservation Area Advisory Committee

Consultations responses received:

No comment.

Conservation Officer.

I do not consider that the proposals will harm the character or appearance of the Conservation Area.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Outside Built Up Area Boundary
Within Area of Outstanding Natural Beauty
Within Slindon Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	CH2	Areas of Outstanding Natural Beauty
	CH4	Conservation Areas and Historic Towns and Villages
	DEV1	High Quality Development
Arun District Local Plan:	AREA2	Conservation Areas
	AREA9	Area of Outstanding Natural Beauty
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
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.

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 and 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 and/or legislative background.

CONCLUSIONS

The application site is situated outside of the built up area boundary in an area of outstanding natural beauty and within the Conservation Area. The previous application SL/5/06 was granted approval for a two storey side extension, single storey side extension and garage conversion.

This application seeks to increase the size of the kitchen extension on the rear elevation with the installation of a bay

window. The pitched roof outbuilding with terracotta tiles which is sited on the western boundary of the site replaces a similar structure. The victorian style greenhouse will be positioned on the east side of the property and replaces a dilapidated shed and greenhouse.

With adequate distance to neighbouring properties it is not considered that the proposed kitchen extension, greenhouse and outbuilding would harm the residential amenities of neighbouring properties by way of overbearing affect.

The application also seeks to alter the external appearance of the building with a smooth rendered finish with stone and flint on the lower part of the building. There are various properties in the village that have rendering, stone and flint. The Conservation Officer has been consulted and he has raised no objections to the proposal

Taking into account the above it is not considered that the proposal would be obtrusive in the street scene, nor would it affect the character and appearance of the surrounding area and the Conservation Area.

It is therefore recommended that the planning 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 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 of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the smooth rendered elevations of the building hereby permitted shall not be painted other than in such colours as agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 This permission relates to the plans as submitted and amended by substitute plans dated 27th Februaury, 2008.

Reason: For the avoidance of doubt.

5 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 the Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, CH2, CH4

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

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.