PLANNING APPLICATION REPORT

REF NO: **SL/8/10/**

LOCATION: The White House
School Hill
Slindon

PROPOSAL: Demolition of a series of single storey, flat roof additions and erection of a more composite single storey addition with a pitched roof. Also demolition of existing two storey addition (of inappropriate construction) to original building and erection of new two storey addition. Also demolition of detached workshop/garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves the removal of an existing flat roof two-storey extension on the west elevation and replacement with a hipped roof two storey extension measuring approximately 6 metrers by 2.35 metres. An addition, an existing flat roof single storey extension would be replaced by a hipped roof single storey extension measuring approximately 8 metres by 5 metres. The single storey extension would also feature a chimney reaching approximately 6 metres in height.
SITE AREA	0.17 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. Lands drops significantly to the east.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by an approximately 2 metre high flint and brick wall which steps up to approximately 3 metres high on the rear (western) boundary. The western elevation wall of the main dwelling also makes up part of the rear boundary. There is additional trees and hedging on the north, east and south boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached dwelling which comprises of a 2 storey and 3 storey section. The elevation walls are faced with brick and flint which has been painted white. The roofs are hipped and slated. There is a detached, gable roof double garage towards the northern side of the site. A two storey flat roof extension has been added to the western elevation and various single storey flat roof extensions, including one with a roof terrace over, have been attached to this. Side conservatory.

CHARACTER OF LOCALITY	The site is located outside of the built up area and within a Conservation Area and the South Downs National Park. It is set back from a semi-rural village road which is characterised by detached dwellings, often within historic buildings, that are arranged informally although they are generally close to the road. There is also flint and brick walls lining the west side of the road. Opposite is open fields.

RELEVANT SITE HISTORY

SL/12/99/	Erection of new entrance porch and erection of new study extension.	Approve Cond 11-06-1999
SL/2/08/	Proposed ground floor extension to form new family room, utility & workshop together with detached double garage	Approve Cond 26-02-2008

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer
Southern Water Planning
Conservation Area Advisory Com

Consultations responses received:

Conservation Officer: Awaited.

Southern Water: No objection in principle.

Conservation Area Advisory Committee: No comment.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Outside built-up area
Within Conservation Area
Within South Downs National Park

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN3	Protection of the Countryside

GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage

PLANNING POLICY GUIDANCE

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 area.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 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 and/or legislative background.

CONCLUSIONS

The proposed extensions would be positioned to the rear of the existing building, which is of greater height and is itself largely screened from view from the street by existing site boundary treatment, therefore, it is considered that it would preserve the valued character and appearance of the conservation area. The site is within the South Downs National Park and a footpath passes approximately 120 metres to the west of the proposed extensions, however, they would be screened from view by mature trees to the rear of the site.

It is considered that the proposal relates sympathetically towards the existing building in terms of design and scale. The extension would be modest in proportions compared to the existing building and, as such, would maintain visual subservience to it. It is considered that the replacement of existing flat roof extension with pitched roof examples will improve the appearance of the site as they will appear better integrated with the existing building, particularly the two storey extension which will extend the existing roof line to produce an assimilated appearance.

With regards to residential amenities, it is considered that the proposal would not produce any adverse overshadowing or overlooking impacts as they will be of modest height, will be screened from neighbouring properties by the main dwelling to the south and the detached, gable roof double garage to the north. The modest height of the extensions and positioning away from boundaries with neighbouring properties will prevent a harmful overbearing appearance from arising.

It is therefore recommended that the application is 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 This permission relates to the following approved plans drawing 10120/L5, 10120/L1, 10120/L3 revA, 10120/L4, 10120/L2, 10120/L6

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.

3 The materials and finishes of the external walls and roof of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 The development shall not proceed until details of the proposed surface and foul water drainage system have been submitted to and approved by the Local Planning Authority in consultation with southern Water.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

5 INFORMATIVE:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (01962 858688), or www.southernwater.co.uk.

6 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: GEN3, GEN7, GEN9

NATIONAL POLICIES: PPS1, PPS7

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