

PLANNING APPLICATION REPORT

REF NO: SS/1/10/

LOCATION: White Cottage
Mill Road
Offham

PROPOSAL: Rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The ground floor footprint would measure approximately 7m x 6m, 1st floor footprint would measure approximately 4m x 7m, overall ridge height would be approximately 7.5m high.
SITE AREA	Approximately 705 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Chalk cliff to rear boundary, site slopes up from highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary enclosed by approximately 1.6m high brick and flint wall supplemented with metal railings. Sides boundaries; approximately 1.8m high timber fencing, rear vertically rising chalk cliff.
SITE CHARACTERISTICS	Detached 2 storey dwelling, flint and red brick quoin and UPVC clad section to front elevation painted brick to rear, hipped red tiled roof. Shed and outhouse to rear of the site.
CHARACTER OF LOCALITY	Sited within the South Downs National park, rural area. Residential properties within close proximity. Public House with close proximity, River Arun to the south of the site. Neighbouring property River Cottage has a 2 storey rear addition.

RELEVANT SITE HISTORY

SS/5/91	Single storey extension and alterations to porch	Approve Cond 18-11-1991
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REPRESENTATIONS

Representations received:
Awaited.

2 Letters of objection:

The orange site notice should be located on the property and not on the adjacent property. Complete over-development of the property, overbearing upon the garden of River Cottage.

Comments on Representations received:

Comment on Parish Council Response: None

Comments on other representations:

The sign was clearly visible within the street scene, there is no requirement for the orange notice to be located on the site just in a public location only on the nearest available street furniture. The orange notice was acceptable in its siting. The proposed extension would maintain a distance of approximately 2.5m from the boundary adjoining River Cottage with only the single storey section of the addition extending further than the rear elevation of River Cottage which is considered to be acceptable to ensure the addition does not impact upon the neighbouring property by way of the overbearing affect or loss of light. The addition would not result in over-development of the site as it would only extend the existing dwelling and would not form any separate accommodation or use on the site.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside the built-up area boundary
South Downs National Park

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC3 SEPC2 SEPCC6	Areas of Outstanding Natural Beauty The South Downs Sustainable Communities and Character of the Environment
Arun District Local Plan:	GEN3 GEN7 DEV19	Protection of the Countryside The Form of New Development Extensions to existing residential buildings

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 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 including the National Park.

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 proposal seeks permission for a 2 storey extension to the rear of the dwelling. The proposed extension would not be readily visible from the public domain as it would be screened by the existing dwelling and therefore would not impact upon the established character of the surrounding residential area.

The proposed extension would maintain a distance of approximately 2.5m from the boundary to River Cottage. The single storey section of the addition would extend approximately 2m further than the 2 storey extension. The proposal would only extend some 2m beyond the rear wall of the neighbouring property at ground floor level, therefore coupled with the distance of the addition from the boundary the proposal does not conflict with the 45 degree rule nor impact upon the amenity of the neighbouring property by way of the overbearing or loss of light.

The proposed windows within the rear elevation would face the rear garden of the site with no overlooking of adjoining properties occurring and the fenestration within the west elevation facing onto the side garden of the property. The fenestration in the west elevation would be some 20m from the west boundary of the site with a further 15m to the neighbouring dwelling The Coach House which is considered a more than acceptable distance as to not result in unacceptable overlooking of the neighbouring property.

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 This permission relates to the following approved:
1:1250 Location Plan; 1:500 Block Plan; Drawing No. 10/17/1; 10/17/2; 10/17/3; 10/17/4 Existing Elevations; 10/17/4 Proposed Elevations and 10/17/4 Roof Plans.

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 roofs of the extensions 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.

- 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

SOUTH EAST PLAN: CC6, C2, C3

LOCAL PLAN: GEN3, GEN7, DEV19

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.