

PLANNING APPLICATION REPORT

REF NO: **WA/102/10/**

LOCATION: 18 Hunters Mews
Fontwell

PROPOSAL: Conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 570 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. Brick walling approximately 1.8-2m high surround side, close boarded fencing to side and rear.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with brick faced elevations and a pitched concrete roof.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of predominantly properties of a similar style.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Walberton Parish Council

No Objection

One letter of objection, on the grounds that the conservatory overlooks a neighbouring property.

Comments on Representations received:

Noted. The single storey nature of the conservatory is such that it does not give rise to significant overlooking.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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.

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

This application seeks planning permission for construction of a conservatory to the side of 18 Hunters Mews. It is noted that the application forms state that the works have not yet commenced, however the conservatory was in place at the time of the Officer's site visit.

The conservatory measures approximately 4m in width, 3m in depth, and would have a hipped roof reaching a maximum height of approximately 3m. It is considered that by reason of its siting, scale and design, the conservatory is in keeping with the existing dwelling and as such does not have a significant impact on the visual amenities of the locality.

The height of the conservatory, combined with its siting, is such that it is not considered to have a significant impact on the residential amenities of the occupiers of neighbouring properties by means of being overbearing. It is noted that concerns have been raised regarding overlooking.

The single storey nature of the conservatory, and its orientation in relation to the properties in Furlong Close, is such that it is not deemed to have a materially adverse impact on the residential amenities of the occupiers of these properties by means of giving rise to overlooking. Any views of the rear elevations of these properties would be oblique.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans; drawing no 5310 received 9th December 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.