

PLANNING APPLICATION REPORT**REF NO:** WA/30/08/**LOCATION:** Nettlecoombe
Wandleys Lane
Eastergate**PROPOSAL:** Demolition of existing garage conservatory and northern extension. Single storey front and rear extensions. New pitched roof to replace existing to create space for additional bathrooms & bedrooms**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed front extension measures approximately 5m (maximum) in length by 6.2m (maximum) in depth by 7m (maximum) in height. The rear extension measures approximately 10.1m in length by 4.4m (maximum) in depth by 7m (maximum) in height. The roof extension measures 11.6m in length by 18.7m in depth by 9.3m (maximum) in height.
SITE AREA	Approximately 0.4hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 2m in height, north side boundary has close boarded fencing + hedging approximately 2m-2.5m in height, south side boundary hedging approximately 1.8m in height. Rear boundary has tree screening approximately 3m in height, north side boundary mesh fencing + hedging approximately 1.5m in height, south side boundary mesh fencing + hedging approximately 1.5m-2m in height.
SITE CHARACTERISTICS	Detached property with front and rear dormers, conservatory on rear, detached double garage on south side which is to be demolished. Wooden summer house and shed in rear garden. The walls have reddish/brown brickwork, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Rural area comprising detached properties on large plots of various styles and designs.

RELEVANT SITE HISTORY

WA/31/08/	Demolition of existing double garage, shed and summer house. Construction of new double garage & workshop with storage above	Approve Cond 02-07-2008
WA/48/96	Replacement of existing delapidated hedge with 2m wooden fencing panels to both sides of property. 13.5m each side.	Approve Cond 30-07-1996
WA/27/50	Proposed conversion of roof space to form bedrooms and bathrooms	Permit'd Devel 13-12-1950
WA/37/86	Double garage in place of existing	Approve Cond 07-07-1986

REPRESENTATIONS**Representations received:**

Walberton Parish Council

Objection. The Council has no problem with the two single storey extensions to front and rear, the designed proposed for the additional floors is considered to be unacceptable by virtue of its height, mass and design. Moreover, the resulting form would be overbearing and incongruous in the local environment and the first floor windows in the north elevation would overlook the neighbouring property 'Oak Barn'. The development is in no way visually subservient to the original building as required. Contrary to West Sussex Structure Plan DEV1 and Arun District Local Plan GEN7, DEV19.

1 Letter of Objection

The size of the development and the volume and aspects of windows to other properties will effect neighbours privacy.

Comments on Representations received:

Noted. Although the extension is not visually subservient to the main dwelling and due to the size of the site in relation to the size and design of the proposal it is not considered that this would be overbearing or obtrusive in the street scene. Overlooking to adjacent properties would not cause demonstrable harm as the first floor windows in the north side elevation facing 'Oak Barn' comprise a bathroom and shower room which can be conditioned to be obscure glazed.

CONSULTATIONS

Southern Water Services Ltd

Consultations responses received:

No comment.

Comments on Consultation responses:

None

POLICY CONTEXT

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2 CH1 DEV1	The Countryside Character High Quality Development
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 conflict with relevant Development Plan policies in that it would not be subservient but it 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 other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site lies outside the built up area boundary as defined within the Arun District Local Plan and the chalet bungalow has first floor accommodation within the roofspace. The property is set back from the front of the site by approximately 10m and is well screened by shrubs and hedging and the property has previously been extended with a conservatory on the rear, single storey extension on the north side boundary with a double garage on the south side boundary. The neighbouring properties are detached two storey houses.

The existing double garage, single storey extension and conservatory on the rear are to be demolished and the proposal seeks to extend the property to create additional living accommodation on the ground floor front elevation which will create a study and main entrance area to the property. The rear extension will create a new dining area and the existing conservatory will be replaced with a garden room. The existing roof height will be increased

from 6m to a maximum of 9.3m which will create a second and third floor level which will comprise bedrooms and bathrooms. A dormer window with a balcony is proposed at first floor level with rooflights on the front and rear elevations.

There are no properties to the rear and the neighbouring property to the south Wanley House is approximately 80m away. The immediate property to the north 'Oak Barn' is approximately 6m from the proposal. There are four windows and a door at ground floor level and two windows at first floor level on the north side elevation of the proposal that front 'Oak Barn'. With adequate screening along the northern boundary it is not considered that the windows at ground floor level would create any overlooking or loss of privacy. The two windows at first floor level which serve the bathroom and shower room will be obscure glazed and a condition is to be imposed stating that the windows are to be obscured glazed to mitigate any overlooking or loss of privacy.

Although the extension is not visually subservient to the main building it is well set back from the road and as such it is not considered that the proposal would be obtrusive in the street scene, nor would it detrimentally harm the character and appearance of the surrounding rural area.

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 The windows at first floor level on the north side elevation of the extension shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 3 **INFORMATIVE:**

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because although the extension is not considered subservient 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

STRUCTURE PLAN: LOC2, CH1, DEV1

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.