

APPLICATION REF: WA/45/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Conservatory to the west side of the house, Elm Cottage, The Street, Walberton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed conservatory will measure approximately 7.7m in width, 2.4m in depth and will be 3.1m (maximum) in height.
SITE AREA	Approximately 648 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Slightly uphill from north to south.
TREES	None.
BOUNDARY TREATMENT	West side boundary has hedging approximately 3m in height, east side boundary has close boarded fencing + hedging approximately 3-4m in height, rear boundary has hedging + tree screening over 3m in height, front boundary has flint walling approximately 1m in height.
SITE CHARACTERISTICS	Detached two storey property with canopy to front elevation, two sheds in rear garden. The walls are cream rendered with a grey slate roof.
CHARACTER OF LOCALITY	Main road, residential area consisting of various styles of properties, some of notable character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WA/19/05	Erection of double garage with storage space above.	Refused 07-04-2005 Dismissed on Appeal 01-09-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	Awaited.
1 Letter of Rep	No objection to the proposed conservatory but would like the boundary hedging to be kept.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL**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 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

The proposed conservatory is to be sited on the west side of the dwelling and will be set back from the front of the dwelling by approximately 500mm and the front boundary by approximately 8m. Given the proportions, design and height of the conservatory it is considered that the proposal would appear visually integrated and subservient to the existing property. The neighbouring boundary to the west 'Kingswood' is approximately 1m from the proposal and due to the orientation of this property and hedging of approximately 3m in height, it is not considered that the proposal would create an overbearing affect, loss of privacy or overlooking to this property.

Furthermore, it is not considered that this proposal would be obtrusive in the context of the street

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CONCLUSIONS

scene, nor would it conflict with the surrounding residential area.
It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.

WALBERTON

WA/45/06/

Conservatory to the west side of the
house

Elm Cottage
The Street
Walberton

RECOMMENDATION

Approve Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).