

PLANNING APPLICATION REPORT

REF NO: **WA/55/11/**

LOCATION: Swallow Shaw
 The Street
 Walberton

PROPOSAL: Removal of part existing roof with parapet walls. New first floor extension to form master bedroom suite.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed first floor extension measures approximately 7.8m in width, depth of 7.5m to include balcony and a total height of 6.5m.
SITE AREA	Approximately 0.25 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has green painted gates approximately 1.8m in height, east side boundary has flint wall approximately 1.8m in height, west side boundary has hedging approximately 2m-2.5m in height, rear has hedging/tree screening over 3m in height.
SITE CHARACTERISTICS	Two storey dwelling with single storey addition (the subject of this application), conservatory on rear. Paved area to front with shed in rear garden. The main dwelling has flint/brickwork walls, the single storey element has rendered brickwork painted cream, white windows and doors with a slate roof.
CHARACTER OF LOCALITY	Within the Walberton Village Conservation Area. Mixture of residential properties of various styles and designs, some of notable character.

RELEVANT SITE HISTORY

WA/3/94	Extension of existing kitchen	Approve Cond 25-02-1994
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REPRESENTATIONS

Representations received:
Walberton Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Officer

Awaited

Conservation Area Advisory Committee

Awaited

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Within the Walberton Village Conservation Area

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

[AREA2](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

PPS5

Delivering Sustainable Development

Planning for the Historic Environment

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, 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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act 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 or the setting of the Grade II Listed Building or 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 property is sited within the village of Walberton in the Conservation Area and is enclosed by boundary flint walling and hedges. The ancillary buildings were originally used for storage that supported the Walberton Vicarage (now known as the Old Vicarage) and was converted into a dwelling in the 1930's.

The application seeks to construct a first floor extension over the single storey element to provide a master bedroom, dressing area and en-suite shower room which will be accessed via a new staircase from the existing hallway. The proposed pitched roof extension has a small balcony on the rear with high level windows and the materials to be used will involve timber weatherboarding on the upper level retaining the rendered brickwork on the lower level with a plain clay tiled roof. It is considered that the proposal relates sympathetically to the existing building in terms of design, form and materials and the height is no higher than the existing chimney stack.

The site is well screened and neighbouring properties are of a substantial distance away so as not to create any adverse overshadowing, overlooking or overbearing effect.

The proposal is visually integrated with the existing dwelling and is set back from the front boundary by approximately 36m so is not readily visible in the street scene, nor does it harm the character and appearance of the surrounding residential area or the Conservation Area.

It is therefore recommended to approve the application, 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 development hereby approved shall be carried out in accordance with the following approved plans: Site/Block Plan Drg No 40/01, Proposed First Floor Plan Drg No 40/05, Proposed North, East & South Elevation Drg No 40/06, West Elevation/Section Drg No 40/07 received on 22nd June 2011.

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.

- 3 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

THE SOUTH EAST PLAN: BE6

LOCAL PLAN: GEN2, GEN7, DEV19, AREA2

NATIONAL POLICIES: PPS1, PPS5

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