

WA/67/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Alterations and extensions Twoways Avisford Park Road Walberton
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	• Single storey side extension • Wall to south and east boundaries • Roof extension to enable first floor accommodation • 2 x rear dormers
SITE AREA	600 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	Mature trees within grounds, including Beech covered by Tree Preservation Order
BOUNDARY TREATMENT	Fencing to rear. Hedging to front
SITE CHARACTERISTICS	Detached bungalow with rendered walls and blue/black slate
CHARACTER OF LOCALITY	Rural

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No comment
Environment Agency	No objection
District Arboriculturist	At least two trees on site worthy of TPO. Out of total of three, suggest following two be retained: Oak next door in house called "Rivendell", along Avisford Park Monterey Pine of some stature

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	and spectacular Beech.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Tree Preservation Order Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, DEV1, CH1, ERA2 Arun District Local Plan : GEN3, GEN7, DEV19, GEN27, GEN28

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 in the rural area.
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COMMENT ON CONSULTATION RESPONSES

Noted. Both the Oak and Beech are presently covered by TPO.

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on either the visual amenities of the locality and on the character and appearance of the surrounding rural area, and on the health of the root system of the Beech Tree covered by Tree Preservation Order.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision
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otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Sufficient distance is retained between the proposal and boundaries, so as to avoid adverse overbearing and overshadowing effect. There is an absence of windows in the western roof slope. Maximum boundary treatment (2m in height) would mitigate the majority of overlooking from the ground floor utility room window in that same elevation; that remaining is not considered adverse. The majority of overlooking northwards is directed towards the neighbouring property building itself, rather than its private rear amenity area. Approximately 6m is retained between the dormers and that building. Therefore any overlooking and loss of privacy is not considered demonstrably adverse.

Nevertheless, the layout and siting of the boundary wall would result in the excessive damage of the root system of the Beech Tree important in the local landscape and subject to a Tree Preservation Order, thereby diminishing the health, appearance and longevity of the same. Further, the boundary wall would form an inappropriate harsh edge to stretches of roadside that currently consists of soft landscaping with a distinct rural appearance and a predominate absence of suburban-style boundary treatments. It is therefore recommended that the planning application should be refused, subject to the reasons set out overleaf.



RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990



Application Ref: WA/67/07/

RECOMMENDATION

1 To Addressee

2 Site Address

Twoways
Avisford Park Road
Walberton

3 Description of Development

Alterations and extensions

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

- REASON 1 The boundary wall, because of its siting and height, would adversely affect the visual amenities of the rural locality in that it would be obtrusive in the landscape and prominent from surrounding viewpoints in conflict with policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- REASON 2 The layout and siting of the boundary wall would result in the excessive damage of the root system of the Beech Tree important in the local landscape and subject to a Tree Preservation Order, thereby diminishing the health, appearance and longevity of the same in conflict with policies DEV1, CH1 of the West Sussex Structure Plan and GEN7, GEN28 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr M Porter

24th August 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT