

PLANNING APPLICATION REPORT**REF NO:** **WA/68/11/****LOCATION:** Green Acres
 Copse Lane
 Walberton**PROPOSAL:** New dormer window**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks consent for the insertion of a front dormer window, height 2.5 metres to the ridge, width 2.9 metres with three glazed window panes.
SITE AREA	Approximately 0.49 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Sloping to road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Extensive, mature hedgerows, vegetation and trees to front and side boundaries, approximately 4-5 metres in height. There is a mature oak tree located to the side of the main dwelling.
SITE CHARACTERISTICS	The site is a detached, two storey dwelling faced in white pebbledash with dark stained timber cladding and a grey slate, part hipped and gabled roof. The property has been extensively altered and extended and was originally a single storey, detached bungalow. The property sits within a large plot and has a large, spacious front garden. The property is set well back from the road.
CHARACTER OF LOCALITY	The site is located in a semi-rural area, characterised by large detached two storey dwellings of varying designs, within large spacious plots. The front boundaries are characterised by extensive, vegetation and mature trees.

RELEVANT SITE HISTORY

WA/99/88	Use of existing domestic garage for limited servicing & repairs of horseboxes, trailers & towing vehicles	Refused 21-11-1988
WA/46/99/	First floor extension	Approve Cond 10-08-1999

WA/13/75	Addition of bedroom bathroom and w.c.	Approve Cond 26-02-1975
WA/7/80	New playroom and study in roof	Approve Cond 05-03-1980

REPRESENTATIONS

Representations received:

Walberton Parish Council

Walberton Parish Council: No objection. The Council has considered the application and does not wish to object or comment.

Comments on Representations received:

Comments noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built up area.
Special Consultation Area - Barnham

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7 DEV19 GEN9	The Form of New Development Extensions to existing residential buildings Foul and Surface Water Drainage
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk

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

The detached property is situated within a large plot, with extensive mature vegetation to the front and side boundaries. The property is set well back from the roadside at a distance of 20 metres and is partially screened by extensive mature vegetation and trees. The property has been extensively altered and extended with the addition of a two storey, side extension to the original detached, hipped roof bungalow.

The proposed dormer window would be positioned on the front roofslope of the property and would replace 2 existing rooflights. The dormer window would measure 2.3 metres in height to the ridge and 2.8 metres in width, with a pitch roof.

Although the proposed dormer would be positioned just beneath the ridgeline of the main single storey element of the dwelling and would extend to a depth of 4 metres, it is considered that, in this instance, the design, scale and proportions of the dormer window would not interfere with the roofline or appear overly dominant. The dormer window would be constructed in materials to match the main dwelling and would appear visually integrated.

With respect to visual amenity, the dormer window would have a limited impact, being set well back from the streetscene within a large plot that is heavily screened on the front and side boundaries. The proposal would maintain the established character of the surrounding area.

Due to the position and height of the dormer window, the extensive screening on side garden boundaries and the separation distance between neighbouring properties, of between 15-25 metres, there would be no impact on the residential amenities of neighbouring properties at Caseta, to the north, and Pipers Croft, to the south.

It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans: site plan, location plan 0999-DPA01 rev A, floor plans - existing, proposed 0999-DPA02 rev A, existing elevations 0999-DPA03 rev A, proposed elevations 0999-DPA04 rev A received on 12th August 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

LOCAL PLAN: 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.