

PLANNING APPLICATION REPORT**REF NO:** WA/80/11/**LOCATION:** Park Cottage
London Road
Fontwell Arundel**PROPOSAL:** Ground floor bedroom extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal includes a single storey extension to the north side elevation and a replacement conservatory to the south side elevation. The single storey addition would measure approximately 4.8m in width x 5.1m in depth x 4.6m in height. The proposed conservatory measures approximately 2.6m in width x 5.3m in depth x 3.6m in height.
SITE AREA	Approximately 1395 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Various mature un-kept hedging enclosing the site.
SITE CHARACTERISTICS	Detached 2 storey dwelling, red brick quoins and flint elevations. Hipped slate tiled roof, with red hip tiles. Single storey pitched roof addition to south side of dwelling. Existing single storey and 2 storey flat roof addition to the rear elevation. Detached double garage north east of the dwelling, flat roof garage to rear and stable building to the north west side of the dwelling.
CHARACTER OF LOCALITY	Residential area, service station to west of site, A27 to the north. Mix of residential properties opposite the site.

RELEVANT SITE HISTORY

WA/41/97	Detached double garage	Approve Cond 10-10-1997
WA/16/06/	Change of use of garage to stonecarvers workshop/studio.	Approve Cond 27-03-2006

WA/42/11/	Ground floor kitchen extension & 1st floor bedroom extension with internal alterations.	Approve Cond 16-06-2011
WA/64/11/NMA	Application for a non-material amendment following a grant of planning permission WA/42/11/ for minor internal & external alterations to plans as approved	Approve 14-09-2011

REPRESENTATIONS

Representations received:

Walberton Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7 DEV19 GEN3	The Form of New Development Extensions to existing residential buildings Protection of the Countryside
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks permission for a single storey side extension and a replacement conservatory to the south-west elevation of the dwelling. The dwelling being sited within a large plot, set back from the highway means that the additions would not appear as prominent features in the street scene. Nevertheless their design ensures that they would appear in-keeping and subservient to the building.

The siting of the dwelling and distance maintained from any nearby uses means that the addition would not impact upon any nearby sites and is therefore acceptable from a residential amenity point of view.

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 development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s 4460/01; 4460/02; 4460/3; 4460/6A; 4460/10B; 4460/7A; 4460/4; 4460/5; and 4460/8A (All dated Septmeber 2011).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with 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: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

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