

PLANNING APPLICATION REPORT

REF NO: W/10/11/

LOCATION: 1 Watermeadow Cottages
Waterworks Lane
Warningcamp

PROPOSAL: Add dormer window to outbuilding (this application lies within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The dormer would be installed on a roof slope facing towards the rear of the site.
SITE AREA	Approximately 1655 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	There is a low brick wall around the perimeter of the site whilst an approximately 2.5 metre high brick wall has been constructed to the south and west of the dwelling to create an enclosed garden area.
SITE CHARACTERISTICS	The site is occupied by a semi-detached two-storey dwelling. There is a detached garage block, which also serves the adjoining property, to the north-east of the dwelling and an outbuilding has been erected on the south-western boundary.
CHARACTER OF LOCALITY	The site is located outside of the built-up area and is bordered by dense woodland to the west and open fields and countryside to the north, east and south. The site falls within the South Downs National Park as does the surrounding countryside.

RELEVANT SITE HISTORY

W/3/05/	Extension to outbuilding to form log store, new garden wall and front porch extension.	Approve Cond 08-07-2005
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REPRESENTATIONS

Representations received:

Warningcamp Parish Meeting

No objections or recommendations made.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)

Protection of the Countryside
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1
PPS7

Delivering Sustainable Development
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.

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 proposed dormer would be installed within the existing roof slope of the building and would not involve any increase in height or footprint. Given this, and the fact that the dormer is modestly sized in proportion with the roof, it is considered that visual impact will be minimal with the site retaining its existing character and appearance. The proposed works will therefore not detract from the overall rurality of the surrounding area.

It is considered that works of this scale would not conflict with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1) Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; (2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

The dormer has been designed to harmonise with the existing roof slope, with its pitched roof design visually integrating with the pitched roof of the host building and its modest proportions preventing it from dominating the roof slope.

With regards to the amenities of neighbouring residents, the building to which the dormer will be attached will not increase in height or footprint and is positioned well away from boundaries shared with neighbouring properties. The proposed first floor window will face directly towards woodland and there would be no demonstrable views towards neighbouring properties. It is therefore considered that the proposal would not have an adverse impact towards neighbouring residents by way of appearing overbearing or through causing undue overshadowing or overlooking.

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 1:1250

Block Plan 1:200

Existing;

Proposed dormer window;

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

W/10/11/

LOCAL PLAN: GEN3, GEN7

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.