

PLANNING APPLICATION REPORT

REF NO: W/16/09/

LOCATION: Keepers Cottage
221 Warningcamp
Arundel

PROPOSAL: Proposed two storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a two storey extension to the rear and side of the existing dwelling. The extension would project 4.5m to the north and 8.5m to the rear.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site is situated on a slope and is elevated above the level of Burpham Road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedgerow along northern boundary to field to approximately 2m. Post and wire fencing to rear boundary and southern. To site frontage 1.2m high hedging.
SITE CHARACTERISTICS	Detached two storey dwelling. Plain tile roof. Brick walls. Flint on gable. Arable field to north. Flint roof garage to south. To south east 'Box Cottage'. Two storey detached dwelling.
CHARACTER OF LOCALITY	Predominantly rural. Some dwellings fronting The Street and Burpham Road in this area.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

South Downs Joint Committee

Consultations responses received:

South Downs Joint Committee:

The proposed extension to this property would more than double the floorspace of the existing dwelling. This is contrary to the Joint Committee's informal guidance of a maximum 25% increase. The proposed extensions significantly extend the existing modest dwelling to north east and south east and the extended dwelling would be clearly visible from the east and visible from the south. The size and form of the proposed extensions would completely swamp the existing cottage and detract unacceptably from its current simple charm.

Comments on Consultation responses:

Comments noted and agreed.

POLICY CONTEXT

Designation applicable to site:

Outside built-up area boundary

Area of Outstanding Natural Beauty

Abuts Conservation Area

Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC3	Areas of Outstanding Natural Beauty
Arun District Local Plan:	AREA9 DEV19	Area of Outstanding Natural Beauty Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

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.

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and 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 existing two storey dwelling is modest in size and readily visible from Burpham Road. Currently there is a secondary single storey extension to the rear. The proposed two storey

extensions to the side and rear of the dwelling would virtually double the size of the existing dwelling and the existing dwelling would be visibly lost within the extensions. The extension to the side would have the same ridge height as the existing dwelling and would not be set in from the front elevation. It would not appear subservient or relate sympathetically to the existing dwelling. The proposal is therefore contrary to Policy DEV19 of Arun District Local Plan. The proposal would increase the prominence of the existing dwelling and would adversely affect the visual amenities and rural character of the area by transforming the appearance of the dwelling from a modest farm workers dwelling which is readily assimilated into the rural backdrop to a prominent and obtrusive feature in the landscape which would be harmful to the visual quality of the Area of Outstanding Beauty in conflict with Policy AREA9.

In addition, the curtilage of the dwelling includes land to the rear and south which has not been formally approved as residential curtilage and would require the submission of an application for change of use.

The application is therefore recommended for refusal for the following reasons.

RECOMMENDATION

REFUSE

- 1 The site lies in an environmentally sensitive location in an area that has been recognised nationally for its landscape quality and special character through its designation as an Area of Outstanding Natural Beauty. The proposal would represent an unwelcome expansion of residential curtilage into the AONB that would be unacceptable and would result in material harm to the appearance and character of the local landscape and its natural visual quality. The proposal is thereby contrary to the provisions of policy C3 of the South East Plan, policy AREA9 of the Arun District Local Plan, and to advice from Central Government contained in Planning Policy Statement 7 'Sustainable Development in Rural Areas.'
- 2 The proposed two storey rear and side extensions by reason of their bulk, height, size and design would not be subservient or relate sympathetically to the existing dwelling. The extensions would also result in a prominent and obtrusive feature in the landscape which would be detrimental to the character and appearance of the rural area which is designated as an Area of Outstanding Natural Beauty and contrary to policies AREA9 and DEV19 of the Arun District Local Plan.