W/1/09/

PLANNING APPLICATION REPORT

REF NO: **W/1/09/**

LOCATION: Jubilee Cottage
4 Council Cottages
Warningcamp Lane Warningcamp

PROPOSAL: Rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The conservatory will measure approximately 3.2m x 3m x 3.6m high.
SITE AREA	Approximately 277 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site slopes down from the highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close board wooden fencing approximately 1.8m high and hedging to either side of the rear garden of the property. Post and rail wooden fence to the rear of the property.
SITE CHARACTERISTICS	Semi detached 2 storey property. Red brick walls, dark red tiled hipped roof. Open farm land to the rear of the property.
CHARACTER OF LOCALITY	The site is within a rural location, with residential houses within the locality. The area is characterised by a mix of styles and types of houses. Open fields to the to the front and rear of the property. Other properties seen to have conservatories to the rear.

RELEVANT SITE HISTORY

W/9/02/	Two storey rear extension and porch	Approve Cond 15-11-2002
W/1/07/	New side porch.	Approve Cond 23-05-2007

REPRESENTATIONS

Representations received:
Warningcamp Parish Meeting
Awaited.

W/1/09/

Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None.

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up Area Boundary
Area of Outstanding Natural Beauty

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	DEV1	High Quality Development
	CH2	Areas of Outstanding Natural Beauty
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA9	Area of Outstanding Natural Beauty

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.

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.

W/1/09/

CONCLUSIONS

The proposed application is for a conservatory to the rear of the existing property extending from the current dining room. It is considered that given the rear location of the conservatory it will not be viewed within the street scene and therefore will not have any unacceptable impacts on the character and appearance of the surrounding Area of Outstanding Natural Beauty.

The proposed conservatory will be positioned to the centre of the existing house approximately 2.5m to the boundary with Yaffles and approximately 2m to the boundary with Packwood. Although the proposed conservatory will have windows facing Packwood it is not thought to cause overlooking as the neighbouring property is on the same level. The existing building of Packwood will be some 4m from the proposed extension with a face brickwork wall with high level windows facing the proposal site. It is not thought that the proposed works will cause any unacceptable overlooking of neighbouring properties due to the boundary treatment of approximately 1.8m high and it being a single storey structure.

It is thought that due to the scale and design of the proposed conservatory it will appear subservient to the existing house. Its position will also ensure that there will be no unacceptable loss to the neighbouring visual amenity by way of the overbearing effect.

It is therefore recommended that this 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 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, LOC2, CH2

LOCAL PLAN: GEN3, GEN7, DEV19, AREA9

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.