

PLANNING APPLICATION REPORT

REF NO: W/4/11/

LOCATION: Nurses Cottage
Warningcamp Lane
Warningcamp

PROPOSAL: Demolition of existing conservatory & erection of 2 storey rear extension with accessible sub-floor space. New front dormer extension to first floor bedroom
(This application lies within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a two-storey rear extension with a single-storey conservatory attached as well as the formation of a gable end in the front roof slope. An underground storage area will be formed below the conservatory and part of the rear extension.
SITE AREA	Approximately 490 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site itself slopes gently downwards from the front towards the rear and the ground level is approximately 0.5 metres above that of 'Packwood' which is the neighbouring property to the south-east.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is open to the front with other boundaries being marked by approximately 1.5 metre high timber post and rail fencing with additional hedging.
SITE CHARACTERISTICS	The site is occupied by a detached chalet style dwelling which has brown brick elevations and a steep sloped gable roof. There are roof lights on the front roof slope and a flat roof dormer extension has been added to the rear slope. There is a lean-to conservatory extension to the rear.
CHARACTER OF LOCALITY	The site is located outside of the built-up area on a narrow country lane which is, in general, bordered by open fields and hedgerows. There is a row of housing on the western side of the road, these are generally detached and set back from it with lawns and hedging to the front helping to retain a rural character. There is a meadow immediately to the rear of the site and this is served by a vehicular access to the south-east of the dwelling.

RELEVANT SITE HISTORY

W/2/05/	Extension to form reception room and alterations to form ground floor shower room	Approve Cond 10-06-2005
W/9/85	Extension of existing house to provide an integral garage & bedroom	Approve Cond 29-07-1985

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None.

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

South East Plan:	SEPC2	The South Downs
Arun District Local Plan:	GEN3 GEN7 DEV19	Protection of the Countryside The Form of New Development Extensions to existing residential buildings

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 conflict with relevant Development Plan policies in that it would not appear visually subservient towards the existing dwelling in terms of its bulk and scale and, as such, would significantly alter the character and appearance of the building as a whole.

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 proposal involves a substantial extension being made to the existing dwelling. However, by concentrating this to the rear of the dwelling and by not increasing its height, the extension will be largely screened from view by the existing dwelling as well as surrounding buildings and landscaping. There is an extension to an existing building in an which forms part of an established group of houses and it is not considered that it will appear isolated or compromise the rural characteristics of the immediate surrounding area and the wider South Downs National Park.

The proposal therefore 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.

However, it is noted that the extension will significantly increase the footprint of the dwelling and it is considered that this will be achieved in a way that would be harmful to the character and appearance of the existing dwelling, which has a simple form. Through the concentration of the building works to one part of the site, it is considered that the proposed extension will overwhelm the existing building and significantly and adversely alter its character and appearance. The extension will appear bulky and obtrusive, failing to visually integrate with the existing building and lacking visual subservience towards it.

It is therefore recommended that the application is refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposal is not considered to visually integrate with the existing dwelling in an effective way due to its bulk and mass. By concentrating the new floor space to one side of the dwelling it unbalances its existing simple form and lacks visual subservience towards it. It is therefore contrary to the provisions of policies GEN7 and DEV19 of the Arun District Local Plan and to advice from Central Government contained in PPS1 'Delivering Sustainable Development' which encourages good design.