W/9/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey chalet style rear extension and revised fenestration to north-west elevation of existing rear wing. Granary House, Warningcamp

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a two storey rear extension, cut into the landscape adjoining the existing rear extension.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Undulating. The site drops down at the rear.
TREES	None affected.
BOUNDARY TREATMENT	Knapped flint front wall. Adjacent to River Coppice is mature hedging and flint walling adjacent to Flint Barn.
SITE CHARACTERISTICS	Knapped flint house, dark red brick dressing. Tiled roof. Oak entrance door and dormers. At rear is a single storey pitched roof extension. The house is on higher ground and the land drops sharply to the rear of this extension.
CHARACTER OF LOCALITY	Rural location of residential settlement. Adjacent to River Coppice is a flint ancillary extension.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
W/5/93	Demolition of existing timber cottage and single garage and erection of a two bedroom house.	Approved Conditionally 14th October 1993
W/7/94	Alterations to structure at corner of living room, removal of French doors and balcony at first floor level to form bay window, alterations to design of entrance porch, remodelling of window frames. (Amendments to previous approval W/5/93).	Approved 6th January 1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Warningcamp Parish Meeting	Awaited
Local Groups	None

ARUN DISTRICT COUNCIL:W/9/07/ 17/09/2007

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Five letters of objection	Will obstruct views across Arun Valley. The extension exceeds the rear line of buildings on the south side and is visible from Burpham Road. The proposal conflicts with policies for the Area of Outstanding Natural Beauty. Does not conform to the spatial quality of the Conservation Area. Development in this special area should conform to the established settlement pattern and be of high quality. DEV19 says there should be no overshadowing, overbearing or overlooking of neighbouring properties. The proposal does not fit the linear pattern. The test in a Conservation Area is to preserve or enhance. The proposal would detract from the setting of River Coppice from Burpham Road. The balcony would overlook neighbours and overshadow the garden. The statement says the hedge could be grown higher to screen the building from the neighbour; if this is necessary, it must be considered unneighbourly. River Coppice is a beautiful Georgian house and it will be blocked from view in Burpham Road.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
District Conservation Officer	No objection - a very well designed extension which will not harm the character or appearance of the Local List Building or the Conservation area.
Conservation Area Advisory Committee	No comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Outside Built-up Area Boundary Within Designated Conservation Area Building or Structure of Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC2, CH1, CH2, CH4
Arun District Local Plan : GEN3, GEN7, GEN22, AREA2, AREA9

PLANNING POLICY GUIDANCE

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG15	-	Planning and the Historic Environment

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POLICY COMMENTARY

The above policies combine to express the development control criteria against which all proposals will be determined by the Authority, particularly with regard to the effect on the countryside, Conservation Area and neighbours.

COMMENT ON CONSULTATION RESPONSES

Noted and agreed.

COMMENT ON REPRESENTATIONS RECEIVED

The site is a large site that can accommodate the proposed extension without creating any cramping effects or overdevelopment. There is no set rear building line. Spatial characters and patterns of development are defined from the street scene and there is no proposal to alter the front elevation of the property. It is not considered that the proposal would create any overlooking or overshadowing of the neighbouring property. It is a statement of fact that, if required, a screen hedge could be grown taller; it is not a requirement. The balcony is only overlooking the site garden, being on the north-west elevation and not the south-east which is adjacent to River Coppice. Due to the landscape, the existing structure does not detract from views of River Coppice from Burpham Road. In planning terms, there is no right to a view.

ASSESSMENT OF PROPOSAL

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 the proposed extension is to the rear of the property and will not be seen within the street or Conservation Area. It does not cause any overlooking or any significant overshadowing.

In this case policy issues for consideration include:

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that 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

CONCLUSIONS

The proposed rear extension is 7 metres long and 6.5 metres wide. The site is constructed on land which falls directly away to the rear and therefore the two storey extension will be dug into the higher ground, leaving the extension therefore visually appearing as single storey as the roof line will be level with the existing single storey extension. The proposal is for a rear and side (north-west) dormer, with the ridge being 3.1 metres lower than the house ridge.

The design is in keeping with the existing property, which is an extremely well designed new building.

The south-east elevation is adjacent to River Coppice but 3 metres off the boundary. There are only two ground floor windows proposed on this elevation. This is screened by the side hedging and is partially below ground. Therefore, it is not considered that the proposal would cause any overlooking or significant overshadowing of the neighbouring property.

The north-west elevation is directly on to the site garden and it is proposed to create a balcony, on struts. This would not directly overlook any neighbouring property.

The proposed extension is well designed and integrated into the landscape. When viewed across country, it will be integrated and therefore not incongruous with the existing structure. It will therefore not be incongruous in the countryside.

The extension is a rear extension and therefore does not have any effect on the street scene or Conservation Area.

Therefore, it is recommended that the application is approved, subject to the conditions set out overleaf.

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Two storey 'chalet style' rear extension & revised fenestration to north west elevation of existing rear wing

Granary House
Warningcamp

RECOMMENDATION

Approve Conditions

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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 materials and finishes of the external walls and roofof the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 No windows shall be constructed in the south east elevation at first floor level or above of the extension hereby permitted which faces the side boundary with River Coppice without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

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4 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, CH1,CH2,CH4

LOCAL PLAN: GEN3, GEN7, GEN22, AREA2, AREA9

NATIONAL POLICIES: PPS1, PPS7, PPG15

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