PLANNING APPLICATION REPORT

REF NO: Y/75/08/

LOCATION: Laburnum Cottage
Main Road
Yapton

PROPOSAL: The proposed application is to convert / enlarge the existing brick outbuilding to create a garden room

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garden room measures approximately 8.25m (maximum) in width, 3.4m in depth and 4.12 (maximum) in height.
SITE AREA	Approximately 338 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has beech hedging approximately 2.5m-3m in height, east side boundary close boarded fencing approximately 1.5m in height, west side boundary metal fencing to field approximately 1m in height. Rear boundary has bamboo fencing + hedging approximately 2m-2.5m in height, west side boundary brick wall with flint capping approximately 1.2m in height, east side boundary hedging/tree screening approximately 1.5m-3m in height.
SITE CHARACTERISTICS	Grade II Listed. Two storey building has red brickwork with flint detail, red clay tiled roof with white window frames. Wooden summer house and water feature in rear garden.
CHARACTER OF LOCALITY	Within the Conservation Area. Semi-rural area with semi-detached properties in the immediate vicinity. The Olive Branch Public House (now closed) to west of site. Front of site has four garages.

RELEVANT SITE HISTORY

Y/4/60	Conversion of 5 dwellings into 4 vehicular access and 4 garages	Approve Cond 15-06-1960

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REPRESENTATIONS

Representations received:

Yapton Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building Section

Conservation Officer

Chairman - Conservation Area Advisory Committee

Consultations responses received:

West Sussex, Listed Building Section
Awaited.

Conservation Officer
I see no objection subject to the use of good quality materials and finishes.

Conservation Area Advisory Committee
No comment.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Outside Built Up Area Boundary
Grade II Listed Building
Within Conservation Area
Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	CH1	Character
	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
	DEV1	High Quality Development
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG15	Planning and the Historic Environment

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 rural area and the Conservation 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 application seeks to demolish the existing outbuilding which is situated at the rear of the garden with access from a walkway on the western side. This outbuilding which formerly had a lean-to construction of the western elevation had been added many years ago and had recently been demolished as it was in a poor state of repair. A new garden room is to be constructed on the same footprint as the existing which will be of a similar size with a floor area of approximately 19.8 square metres. The new building will create an additional room with bathroom and will provide additional guest accommodation.

The proposed outbuilding being to the rear of the property is not readily visible in the street scene and there are open fields to the west of the site. The neighbouring properties to the north, south and east are of a considerable distance away and with adequate screening surrounding the site it is not considered that this structure would detrimentally harm the occupiers by way of overbearing effect, overlooking or loss of privacy.

Taking this into account, it is not considered that the proposal would be out of keeping with the main Listed Building, nor would it compromise the established character of the surrounding rural area and the Conservation Area.

It is therefore recommended that the 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 The reconstruction of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with policies CH5 of the West Sussex Structure Plan, GEN7, AREA2 of the Arun District Local Plan and PPG15.

3 All external joinery shall be of painted timber.

Reason: In order that the special architectural and historic interests of this listed building is safeguarded in accordance with policies CH5 of the West Sussex Structure Plan, GEN7, AREA2 of the Arun District Local Plan and PPG15.

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: LOC2, CH1, CH4, CH5, DEV1

LOCAL PLAN: GEN3, GEN7, AREA2

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.