Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1034/11

Site: **Ladywells Coombes Road Coombes**

Proposal: **First floor extension over garage/store with front dormer**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is within The South Downs National Park in the hamlet of Coombes, close to the western bank of the River Adur. The surrounding area is rural in character and appearance. Rural fields extend in a westerly direction from the site. Lancing College is visible from these.

The application property is built on raised ground. It is a detached two-storey building, partly built into the sloping land so that its front elevation appears as a bungalow whilst the rear is two-storey. The building has been extended by an unfortunately designed later modern addition.

The proposal is to extend the property by building a gable pitched roof first floor extension above an existing ground floor extension. This would measure (at max) 3.8 metres in height, 6 metres in length, and 5.5 metres in width.

Relevant Planning History

None

Consultations

Adur & Worthing Councils: The ***Environmental Health*** officer recommends the addition of a precautionary condition relating to potential contamination.

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): CC1, CC6, BE1, BE6, C2, C4, C5

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC2, AC3, AH7and Appendix 11 ‘Supplementary Planning Guidance’ comprising No.3 ‘Extensions and Alterations to Dwellings

Planning Assessment

South Downs National Park and Visual amenity

Since 1st April 2011 the South Downs National Park Authority (SDNP) is the Planning Authority for applications falling within the National Park. The two authorities have worked together towards making this recommendation on behalf of the SDNP, under their delegation arrangements.

It is has been assessed that the development does not require the submission of an EIA.

The application site is in the countryside outside the built up area boundary, within a National Park where new building development should be avoided.

However the applicant has indicated a need to improve the domestic use of their property.

The South Downs National Park has two statutory purposes which must be taken into account when considering planning proposals that impact upon the National Park:

- *To conserve and enhance its natural beauty, wildlife and cultural heritage*
- *To promote opportunities for the public understanding and enjoyment of these special qualities*

The land was considered worthy of inclusion within the designation of the Park, so it does have intrinsic value. This is principally derived from its association with the setting of the Adur river valley and Lancing College.

The landscape the application site sits within cannot accommodate change reasonably readily as it has a remote and/or tranquil character and is visually exposed to agricultural fields to the west. This rural locality within the National Park is characterised by isolated domestic buildings in proximity to open countryside.

Sympathetically designed and appropriately sized extensions to domestic properties are an important part of maintaining the rural appearance of the surroundings.

In this proposal the extension avoids repeating a mistake of the past by taking a design approach which differs from the highly inappropriate modern addition to its rear. Unlike this, the proposed extension respects the existing scale and character of the original dwelling. Its pitched roof reduces its overall bulk. The front gable adds a feature to the nondescript northern end of the building which respects the existing gables facing south.

In short the suggested extension would be perceived as well assimilated and no more than an incident in the landscape, whilst achieving the applicant's desired additional internal space.

Wildlife

The site abuts agricultural fields. No protected species have been recorded on the site. The applicant is intending to incorporate bat and bird boxes which would enhance wildlife opportunities.

Cultural Heritage

The application building is visible from long views across Adur Valley, including the Listed Lancing College.

Although a relatively new feature to its surroundings, the building has been assimilated into the surrounding cultural landscape; a sympathetically designed and appropriately sized extension to it would not diminish the setting of the Adur Valley and features of important within it.

In summary, it is considered no other significant direct harm to the conservation of natural beauty of the landscape and countryside, conservation of wildlife and cultural heritage of the National Park would result. Nor would any material visual harm arise.

Residential amenity – effect on existing dwellings

The property is isolated from its immediate neighbours with substantial distance from it and those surrounding buildings.

Although the extension would be built close up to the northern site boundary, no adverse overbearing and overshadowing effect would arise, and any overlooking onto neighbours would be acceptably oblique.

Contaminated Land

The site is not contaminated so an informative would be sufficient to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment including the statutory purposes of The South Downs National Park to conserve and enhance its natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of these special qualities. It would consequently not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC2, AC3, and AH7 and South East Plan (GOSE 2009): CC1, CC6, BE1, BE6, C2, C4, C5

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. External materials and finishes to match existing
4. Bird and bat boxes installed prior to occupation
5. Rooflight be conservation style

Informatives

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 29-03-2012

Authorised and signed by: Jo Morin Date: 29 March 2012