Ref: FG/101/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Ground floor extension. 16 Hern Road, Ferring.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	2m brick walling surrounds the application site.
SITE CHARACTERISTICS	Two storey semi-detached property, set well back from Herm Road and accessed via a driveway. The dwelling consists of white painted brick walls at ground floor level, with a hung tiled upper. Grey tiled, pitched roof. Two storey flat roof element to east side. Existing single storey extension, which would need to be demolished in order to facilitate the proposed development.
CHARACTER OF LOCALITY	Residential area. Surrounding properties are predominately a mixture of detached bungalows and chalet bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/114/72/	Alterations of extension.	Approved Conditionally 22-09-1972.
FG/63/87/	Single storey extension at east side.	Approved Conditionally 18-05-1987.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.
Local Groups	None
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1.
Arun District Local Plan: GEN2, GEN7, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

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 would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light and nor would it detract from the character of the surrounding residential 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.

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CONCLUSIONS

The proposal would involve the addition of a single storey extension to the east side of the property. The extension would measure 8.3m in length, 4.1m in width and 3.7m in height with a hipped roof. The existing single storey extension would be demolished in order to facilitate the proposed development.

The application site is located within a residential area, being bordered by neighbouring properties to all sides. The property is set well back from Herm Road, being access via a long driveway. The proposed extension is considered to be of an acceptable scale, siting and design that would sympathetically relate to and appear visually integrated with the existing building. Further, due to its location, well away from Herm Road, the proposal would not be visible from the street scene.

It is noted that the proposed extension would replace an existing extension. Further, due to the single storey nature of the proposal, together with the surrounding boundary treatment, the extension would not detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

It is considered that the proposed extension would be acceptable and would not appear obtrusive in the street scene and nor would it conflict with the established character of the surrounding residential area. It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.

RECOMMENDATION FG/101/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FG/101/07/

1 **To Addressee**

2 **Site Address**

16 Herm Road
Ferring

3 **Description of Development**

Ground floor extension

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roof of 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.

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, CH1.

LOCAL PLAN: GEN7, DEV19.

NATIONAL POLICIES: PPS1.

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

Case Officer: Miss C Forrest