

FG/111/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Single storey extension to form garage and alterations to provide carers accommodation. (Re-submission following application FG/61/06). 2 Herm Road, Ferring.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed single storey side extension measuring approximately; 4m in width, 8m in depth and 4.8m in height.
SITE AREA	0.0495 hectares approximately.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The site is open to the south with low bollards and chain to the east and northeast. To the west is a 1.8m high brick wall and to the northwest are bushes up to approximately 3m high.
SITE CHARACTERISTICS	Detached bungalow with smooth white rendered elevations and red brick lower detail pitched roof with green ridge tiles and attached garage.
CHARACTER OF LOCALITY	The site is situated within a predominantly residential area consisting of mixed style bungalows and chalet properties. The front boundary treatment is predominantly low, at an average of 0.3m with higher soft boundary treatment; as such the area has an open character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/61/06	Extension & alterations.	Refused 03-07-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited
LOCAL GROUPS	None
Seven letters of objection	Extension will come forward of the building line forming a traffic hazard by reducing visibility splays. Will obstruct the view from our living room window. Hipped roof should be introduced. Only two square metres less than previously approved. Boundary wall would be 4m nearer the road. Property boundaries are sited back from the road in this area. Precedent set which will affect the

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	open character of the area. Site is prominent. Will impact on neighbouring properties. Proposal 1/3 deeper than that refused under FG/111/07. Number of bedrooms could be achieved by converting the garage and not building a new one – internal alterations only. Burden on drainage of surface water drainage. Detrimental affect on the open spatial character of the area. Will set precedent for conversion of garages.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1 Arun District Local Plan : DEV19
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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.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Due to the curvature in the road there is no uniform building line and number 2 Herm Road is sited further forward than the neighbouring dwellings on the south side of the road. The extension will only extend the property approximately 4m closer to the street edge however it is not considered that it will cause demonstrable harm to the spatial character of the area as a result. The extension will not adversely obstruct visibility for vehicles. There is no right to a view in planning terms. The application is to be assessed on its own planning merits just as with any similar applications in the area should they be received. No additional boundary wall is proposed as part of the application. A minimum distance of 4m will remain between the side elevation of the extension and the streets edge, further the area of land to the front and rear of the extension will remain and as such will maintain the open character of the plot. Surface water drainage is an issue addressed by Building Regulations. If there are no

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COMMENT ON REPRESENTATIONS RECEIVED

permitted development restrictions on the neighbouring properties the conversion of the garages could be under taken without requiring planning permission, the construction of additional garages requiring planning permission would be assessed on their own planning merits.

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 it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 site is situated within a predominantly residential area consisting of mixed style bungalows and chalet properties. The front boundary treatment is predominantly low, at an average of 0.3m with higher soft boundary treatment and the properties are set back from the streets edge; as such the area has an open character.

The proposal seeks planning permission for a single storey garage extension to the side of the property. The site was recently refused planning permission for a wider single storey extension under FG/61/06 which came within 3m of the streets edge and included a 1.8m high boundary wall and railings around the parameter.

Due to the road layout along Herm and Alderney Road there is no ridged building line. Number 2 Herm Road is sited at the junction of Herm Road and Alderney Road on the outside of a bend in the road and is sited further forward than the neighbouring properties and is therefore relatively prominent within the street scene.

The current proposal has sought to remove the boundary wall and railings and has reduced the width of the extension from approximately 5.6m to 4m. The extension will leave a resultant gap of a minimum of 4m between the extension and the pavements edge. This will be one of the shortest distances between the side or front elevation of the properties in this section of Herm Road and the streets edge. Neighbouring properties number 1 and 3 Herm Road have a minimum gap of 6m, number 10 Alderney Road a 6.5m gap and number 12 Alderney Road a 6m gap; the remaining gap at number 2 Herm Road is therefore only approximately 2m less than the aforementioned neighbouring properties.

CONCLUSIONS

Although the extension will have an impact on the character of the area as the property will appear more prominent, it is not considered that it will cause demonstrable harm to the open spatial character as to the front and rear of the extension areas of open garden will remain and as such will maintain the open character of the plot.

The extension is considered to be of an appropriate scale and design within the context of the property and the surrounding plot size. The maximum height does not exceed that of the main dwelling and the pitched roof over the front portion of the garage has been stepped down by 0.6m from the main ridge height. The increase in the footprint and volume of the property is considered to maintain visual subservience.

The materials used will match those existing on the main dwelling and as such it is considered that it will appear visually integrated. There are adequate distances maintained between the extension and neighbouring properties to preclude any adverse overshadowing or overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, it will not be obtrusive in the street scene, nor would it conflict with the established character of the area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

REPORT UPDATE

Application No :	FG/111/07
Agenda Page No :	P103 – 109
Reason for the Update: • Additional letter of objection: Space between building and road increased by only 1m. Increase in footprint. It will leave the shortest gap between the building and the pavement in the area. Not subservient. Materials matching – incorrect. Inconsistent with previous decision. No restriction on PD rights for walling or conversion of garage. Precedent would be set. Request site visit.	
Officer Comment : • Width of extension has been reduced by 1.5m in width. The width has been decreased and the depth extended therefore bringing the extension in from the Alderney Road. As stated within the officer's report, the resultant gap of 4m between the streets edge is approximately 2m shorter than that of the 1 and 3 Herm Road and number 12 Alderney Road. • The current application has been assessed on its own planning merits and is considered to overcome the main objections of the previous application which sought to erect a boundary wall and railings and extend the property within 0.5m of the site boundary. • In planning terms the extension is considered to be subservient to the main dwelling. • A standard condition regarding conditions to match existing has been recommended should the application be approved. • It is not considered necessary or reasonable to restrict the properties PD rights and such a condition would not conform to the advice in Circular 11/95 The Use of Conditions in Planning Permissions. • Should any subsequent applications be submitted they would be assessed on their individual planning merits.	
* Delete as appropriate	
Notes : Changes to recommendations, conditions and/or reasons for refusal will always be accompanied by a new replacement recommendation sheet.	

Single storey extension to form garage and alterations to provide carers accommodation. (re-submission following application FG/61/06/)

2 Herm Road
Ferring

RECOMMENDATION

Approve Conditions

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 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.

3. This permission relates to the plans as submitted and amended by substitute site plans dated 22nd August 2007.

Reason: For the avoidance of doubt.

FERRING

FG/111/07/

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, CH1

LOCAL PLAN: 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.