PLANNING APPLICATION REPORT

REF NO: FG/116/08/

LOCATION: Site to rear of 120 Ferring Street
Ferring

PROPOSAL: Approval of reserved matters following outline consent FG/28/07/ for the demolition of existing garage and construction of two bedroom detached bungalow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The reserved matters including scale, appearance and landscaping.
SITE AREA	Approximately 0.03 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 29 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear boundary has wall + trellis approximately 1m-1.8m in height, north side boundary has wire mesh approximately 1.8m in height, south side boundary wall + trellis approximately 1.8m in height.
SITE CHARACTERISTICS	Site to rear of retail premises has been cleared and is enclosed by wire mesh fencing.
CHARACTER OF LOCALITY	Residential area. Buildings along Ferring Street are predominantly three storey terraced buildings with retail units on ground floor and parking to front. Properties along Elm Park are predominantly detached bungalows.

RELEVANT SITE HISTORY

FG/28/07/	Outline application for the demolition of existing garage, construction of 2 bedroom bungalow. Re-submission following application FG/90/06	Approve Cond 08-05-2007
FG/90/06/	Outline Application for demolition of existing garage and construction of 2 bedroom bungalow.	Refused 07-09-2006

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REPRESENTATIONS

Representations received:

Ferring Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Parks and Landscapes- Philippa Dart

Head of Highways and Transport

Consultations responses received:

Parks and Lanscapes - Awaited.

Highways and Transport - No objection.
In highway terms the application has minimal implications, especially as access was a matter approved at the outline stage under FG/28/07.

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary
Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	DEV5	Parking Provision
	NE1	Level of Residential and Employment Development
	NE17	Roads
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN4	Location and Travel Demand
	GEN7	The Form of New Development
	GEN8	Development and the Provision of Infrastructure

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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 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

An outline application for the construction of a two bedroom bungalow has previously been approved under reference FG/28/07 which considered the layout and means of access. This application is for the approval of reserved matters which include scale, appearance and landscaping.

The site which lies to the rear of the retail premises of 120 Ferring Street is located on the corner of Ferring Street and Elm Park and at the time of the officer's visit the site had been cleared. The properties in Ferring Street are predominantly three storey terraced buildings with flats over retail units and the properties in Elm Park are predominantly bungalows.

The proposed two bedroom bungalow will be positioned in the south west corner of the site with amenity space to the north and east. A parking area for the existing flats and the proposed bungalow will be constructed to the side of 120 Ferring Street and a new vehicular access on the northern boundary from Elm Park will be formed and the existing access in Elm Park is to be closed up. A 1.2m high fence is to be erected along the northern boundary with a pedestrian gate with hedging planted behind the fence, landscaping of Escallonia 'Apple Blossom' and grass area.
The bungalow has been designed in a similar style to the bungalows in Elm Park and the walls will be rendered and painted with landscaping and a paved terrace to the eastern side of the bungalow with a path along the south and west side of the bungalow. The immediate property to the east No 2 Elm Park which is a bungalow is sited approximately 7.5m from the proposal. This bungalow has a small porthole window and a single storey lean-to extension on the west side elevation that fronts the proposal. With close boarded fencing along this eastern boundary of between 1.2m-1.8m in height it is considered that the proposal would not detrimentally harm the residential amenities of the occupiers of this property by way of overbearing effect, harmful overlooking or loss of privacy.

It is considered that the proposed dwelling would be of an acceptable scale, siting and design that would not appear obtrusive in the street scene, nor would it conflict with the established character of the surrounding residential area. In addition, the development is in accordance with Government Advice in PPS3 in that it makes efficient use of land.

The application is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The dwelling shall not be occupied until all fences associated with the development have been erected.

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.

2 The development hereby permitted shall not be occupied until the landscaping as shown on the submitted plans has been planted. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species.

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

3 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: LOC1, NE1. NE17, DEV1, DEV5, CH1

LOCAL PLAN: GEN2, GEN4, GEN7, GEN8

NATIONAL POLICIES: PPS1, PPS3, PPG13

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