PLANNING APPLICATION REPORT

REF NO: **FG/118/10/**

LOCATION: 35 Ocean Drive
Ferring

PROPOSAL: First Floor pitched roof extension to form new bedroom over existing single storey flat roof

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the construction of a two-storey extension measuring approximately 5.3 metres in width by 3.3 metres in depth and 7.2 metres in height, and the addition of a pitched roof, including a dormer to allow for a room in the roof space over an existing false-pitched roof extension, increasing its height from approximately 3.2 metres to 5.6 metres.
SITE AREA	Approximately 560 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 1.8 metre high timber closed board fence on the northern and eastern boundaries with additional trellising above on the northern boundary. The western boundary is marked by approximately 1.8 metre high timber featherboard fencing, coniferous hedging and trees. The southern boundary is marked by approximately 2 metre high coniferous hedging. There is also hedging and trees positioned on and around the other site boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which utilises a mixture of external finishes including timber weatherboarding and red brickwork at ground floor level with red tile hanging above ground floor window heads. The roof is tiled and gabled. Single-storey extensions have been added to all elevations, with lean-to style examples on the east and south, a sloped roof extension on the west elevation and a false-pitched roof extension to the north which previously housed a garage but has since been converted to a study area.
CHARACTER OF LOCALITY	The site is set back from a residential road which is

characterised by detached dwellings, the majority of which are bungalows although there are occasional clusters of two-storey dwellings. The dwellings are generally set back from the road with grass verges and hedging to the front and this, combined with a lack of pavements It also backs onto Ocean Close which is a narrow cul-de-sac bordered by hedging. The majority of buildings nearby appear to have been extended or altered in some way, two-storey extensions are evident at the neighbouring property, No. 37 Ocean Drive, as well as No. 54 and No.14 Ocean Drive.

RELEVANT SITE HISTORY

FG/14/93	First floor extension	Approve Cond 19-03-1993
FG/97/95	First floor extension over existing car port & new pitched roof over existing porch	Refused 20-02-1996

REPRESENTATIONS

Representations received:

Ferring parish Council: Awaited.

One Letter of Objection: Is a thinly disguised repeat of previously refused application. The proposed elevation to the north is closer to us than the original. A first floor window on the northern elevation will be only 8 metres from our ground floor lounge and although obscure glass will be used, it will not take away feeling of being overlooked. The first floor window on the east elevation will look directly into our back garden.The two storey dwelling encroaching nearer to our bungalow will increase the feeling of being squeezed in. The statement that the site is not visible from the public road is untrue as the northern elevation can easily be seen from Ocean Drive. No. 35 is one of the original coastguard cottages which has been altered to near oblivion. The area shown as a study was formerly a car-port and it was filled in and converted without planning permission.

Comments on Representations received:

Noted. The proposal has attempted to overcome the reasons for refusal of FG/97/95 and will be judged on its own merits. Local and National Planning Policy has been modified since that time and the application will be assessed against current policy. No. 35 Ocean Drive is not a Listed Building, nor has it been identified as one of special character, nevertheless, the way in which the proposal relates to the original dwelling is an important consideration to be taken into account. The car port conversion would not have required planning permission as it would be within Permitted Development rights. All other matters raised will be addressed in the conclusions of this report.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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

The proposed extension will have a minimal visual presence on the street scene due to the fact that No. 35 Ocean Drive is set back behind No. 37 Ocean Drive which is a two-storey structure and, as such, would screen the proposal from view. Although the proposal will increase the volume of the dwelling, its footprint will remain unchanged. It is therefore considered that the proposal will not have an adverse impact upon the visual or spatial characteristics of the surrounding area.

It is considered that the proposal relates sympathetically towards the existing building in terms of design and scale. The way in which the roof line steps down from the original dwelling will ensure that visual subservience towards the existing dwelling is maintained. Further, the pitched roof design of the proposal will assist visual integration with the existing pitched roof and the

replacement of the false-pitch roof to the northern extension will result in an appearance more in-keeping with that of the original dwelling.

The proposal is not considered to have the potential to be harmful towards the amenities of neighbouring residents. It is noted that the neighbouring property to the north is a bungalow, however, the proposed extensions step down towards the north of the site, reaching single-storey height at the northern elevation. In addition, the roof slopes away from the neighbouring property to the north. It is considered that this measure will prevent the proposal from appearing overbearing towards the neighbouring bungalow property.

The profile of the roof will help to reduce any potential overshadowing impact. Although the garden of No. 33 Ocean Drive is to the west of the proposed extension, it is considered that the potential to reduce afternoon sunlight to the garden would be softened by the stepped down height of the roofline. Further, the distance of some 4.2 metres retained between the proposal and the eastern site boundary will also help reduce overshadowing. With regards to No. 37 Ocean Drive, which is to the west, the proposed extension will be largely alongside a tiled roof although there is a first floor window which will face towards it. However, this window would face towards the lowest part of the extension and, therefore, it is considered there would be no obstruction of sunlight.

With regards to potential overlooking impact, the proposal extensions contain only two first floor windows , one facing to the east and one to the north. The applicant has stated that the north facing window, which will serve an en-suite bathroom, will be obscure glazed and a condition to ensure this measure is taken, as well as requiring that the windows are fixed to be permanently non-opening is considered prudent and will be attached to any given approval. The east facing window will look directly towards the far end of the garden of No. 33 Ocean Drive where there are a number of medium sized trees. Direct views will be confined to this area, with any other views of the neighbouring property being at an oblique angle. There are other first floor windows on the existing building that would offer similar views. Further, the proposed new window will be of a bay design with a wide sill between it and the floor and it is considered this would make it more difficult to obtain views from the window. As such, it is considered that no intrusive level of overlooking would occur as a result of the proposal.

It is therefore recommended that the application is 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 This permission relates to the following approved plans:-

431/01; 432/02; 432/03; 432/04; 432/06; 432/07

All plans received 25-08-2010

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 The first floor window on the northern elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings other than those shown on the plans hereby approved shall be formed above ground floor level in the eastern wall or roof slope of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 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

LOCAL PLAN: GEN2, 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.