

PLANNING APPLICATION REPORT**REF NO:** FG/118/11/**LOCATION:** 5 Foamcourt Way
Ferring**PROPOSAL:** Extension/alteration to include proposed pitched roof dormer to the north (front) elevation. Amendment to planning approval FG/73/11/**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal is for the addition of a front roof dormer window to the dwelling, as altered following approval of planning application FG/73/11.
SITE AREA	Approximately 1010 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	There is approximately 1.5 metre high timber post and rail fencing to the front of the site.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which is set back from the road. Works have begun on extending the dwelling both in footprint and height, as approved under planning application FG/73/11.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by a mixture of detached bungalow and chalet type dwellings. There is a detached two-storey dwelling nearby to the east and detached chalet style dwellings behind the site to the south.

RELEVANT SITE HISTORY

FG/79/10/	Extension & alterations	Refused 21-07-2010
FG/150/10/	Extension/alteration (Resubmission following previous application FG/79/10)	Refused 29-11-2010 Appeal: Dismissed 07 03 2011
FG/73/11/	Extension/alteration	Approve Cond 08-09-2011

REPRESENTATIONS

Representations received:

Awaited.

One letter of objection: The addition of a dormer makes the street scene even more out of character.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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

As can be seen from the site history, the site has been the subject of a number of applications for extensions within recent years. Following a number of objections, and negotiations between the applicant, planning officers and committee members, application FG/73/11 was approved as an upper level of acceptable development that could be supported by the site in terms of bulk, scale and appearance. The current application includes the addition of a front dormer window to the approved design.

It is considered that the proposed dormer window relates well to the dwelling itself, as modified, and has been designed to visually integrate within the building. It is also considered that the proposed dormer would be more aesthetically pleasing and sympathetic towards the overall appearance of the dwelling than the roof light shown on the original application.

A Planning Inspector, when determining an appeal following refusal of planning application FG/150/10/, referred to proposed windows above eaves height, that were part of the development, as an alien and uncharacteristic feature.

However, since the time of the Planning Inspectors report, Development Control Committee Members have approved a scheme (FG/73/11) that includes a gable ended section to the front of the dwelling containing a window above eaves height. Given the material change in the appearance of the dwelling that will result from the approved extension, it is considered that the proposed dormer now constitutes an acceptable feature that would appear in context with the character of the dwelling and would not alter its overall visual contribution towards the street scene or increase its prominence.

During the site visit it was noted that there are neighbouring dwellings nearby to the north, namely at No. 6, No. 10 and No. 12 Foamcourt Waye, that have front roof dormers of a similar scale to that proposed. therefore, it is argued that the proposed dormer would be in-keeping with its surroundings and, in any case, is of such a modest scale that it will have a very minor visual impact anyway.

The proposed dormer window would look towards the road and would therefore not be intrusive towards neighbouring dwellings. Further, the modest scale of the dormer, and its positioning away from boundary edges, will prevent it from appearing overbearing or from causing undue levels of overshadowing towards neighbouring properties.

It should be stressed that the proposed dormer window, in conjunction with the extensions approved under FG/73/11, represent the absolute maximum increase in the size of the dwelling that the Council would consider to be reasonable and acceptable and that the approval of this application should not be seen as an indicator that further development on the site would be approved.

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 The development hereby approved shall be carried out in accordance with the following approved plans:-

10/3694/1D;
10/3694/2D;
10/3694/3;
10/3694/4B;

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 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.