

Recommendation Report for Planning Permission**REF NO:** FG/123/12/**LOCATION:** 62 Ferringham Lane
Ferring**PROPOSAL:** Application for a Minor Material Amendment to planning approval FG/13/12/ - increase in height of re-roofed single storey area & change of window positions**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed extension projects 4.75 metres from the rear wall of the existing dwelling, is 4 metres in width and approximately 7.1 metres to roof ridge height. The proposal also includes the replacement of an existing conservatory extension to the rear, which houses a swimming pool, and its replacement with a single-storey flat roofed brick structure.
SITE AREA	Approximately 625 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There is a protected tree on site, this is a Sycamore to the front of the dwelling and it would not be affected by the proposal. There are no significant trees to the rear that would be impacted upon.
BOUNDARY TREATMENT	The rear garden is enclosed by approximately 1.8 metre high timber fencing.
SITE CHARACTERISTICS	The site is occupied by a T-shaped detached chalet style dwelling which red/brown brick elevation walls with weatherboarding above ground floor window heads. A conservatory has been added to the rear.
CHARACTER OF LOCALITY	The site is located within the built-up area, on a residential road that is lined by dwellings of a variety of designs and scales which are distributed in an informal arrangement.

RELEVANT SITE HISTORY

FG/16/07/	New porch.	Approve Conditionally 04-05-2007
FG/13/12/	Proposed extension to rear of property with rooms in roofspace	Approve Conditionally 09-03-2012

REPRESENTATIONS

Representations received:

Ferring Parish Council

No objection.

1 Letter of objection:

- Plans on the website do not show heights or parapet on the south side of the extension.
- Roof plan not shown on Drawing 3.
- Alteration to the end of the single storey extension results in the south facing wall including windows being angled towards boundary of 1 Grange Park and makes the parapet more overpowering.
- Strongly object to the changes the southern parapet is unsightly and too high.
- Application makes no reference to the fact that white UPVC cladding has not been added to the upper level of the 2 storey extension as was set out in the original application.

Comments on Representations received:

Parish comment noted.

Comments on letter of objection:

Whilst plans do not give annotated measurements, the plans are drawn to scale. Roof plans are shown on the location plan, indicating the pitched and flat roof areas. The orientation of walls and fenestration are not altered from the previous approval. The parapet is not considered to have been increased to an unacceptable height as to impact upon the amenity of neighbouring sites, in particular 1 Grange Park. Whilst visible, this would not warrant a refusal. The approved plans did not show UPVC cladding, although it is noted within the application. Nevertheless the plans for consideration under this application is to consider the extensions as built. The omission of UPVC cladding is considered to be acceptable.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within the Built-Up Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[DEV19](#)
[AREA2](#)

The Form of New Development
Extensions to existing residential buildings
Conservation Areas

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

The Development Plan consists of the Arun District Local Plan 2003 and the South East Plan adopted in 2009.

It should be noted that the Arun District Local Plan was adopted in 2003 and the South East Plan in 2009.

In accordance with paragraphs 214 of the NPPF, the South East Plan is afforded full weight as part of the development plan. Footnote 41 (page 49) states the Governments clear policy intention to revoke regional strategies.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

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 application seeks permission for a minor material amendment to the approved scheme which includes an increase in height to the flat roofed area to the rear of the dwelling and the changes to window positions and types on the side and rear elevations.

Whilst the increase in height is noted, given that it remains single storey and being set away from the boundary; the proposal will not result in any unacceptable loss of amenity to the adjoining site of No.1 Grange Park. The windows being at ground floor level and positioned to the rear mean that they will not be visible within the street scene. The proposed additions and alterations, given their location and scale, would not detract from the neighbouring or visual amenity and ensure that the appearance of the Conservation area is preserved.

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:

Drawing 1 (dated 21st August 2012); Drawing 2 (dated 21st August 2012) and Drawing 3 (dated 10th September 2012).

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: GEN7, DEV19

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.