

PLANNING APPLICATION REPORT

REF NO: FG/125/10/

LOCATION: 57 Sea Lane
Ferring
West Sussex

PROPOSAL: Conservatory to side elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed conservatory measures 3.5 metres by 3.5 metres in length and width and approximately 3.4 metres to roof ridge height.
SITE AREA	Approximately 620 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development. Some small shrubs would have to be removed.
BOUNDARY TREATMENT	There is an approximately 0.3 metre high brick wall on the southern, western and part of the eastern boundary. The remainder of the site boundary is marked by approximately 1.5 metre high timber fencing with additional hedging in most places.
SITE CHARACTERISTICS	The site is a corner plot located at the junction between Midhurst Drive and Sea Lane and is occupied by a detached bungalow dwelling which has red/brown brick elevation walls and a tiled sussex-hipped roof. A lean-to style conservatory has been added to the rear (eastern) elevation. There is a detached garage on the eastern site boundary which is accessed from Midhurst Drive by way of a drive and dropped kerb.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached bungalow and two-storey dwellings which are set back from the road with low walls to the front and tree planted grass verges between plots and the highway. These features result in a spacious and well landscaped appearance. There is a Primary School nearby to the north.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

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](#)

[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

The proposed extension would be positioned on the side of the existing dwelling, which occupies a corner plot, and would therefore be clearly visible from Sea Lane which is to the west and Midhurst Drive which is to the south. However, the proposal is considered to be of a modest scale

and mass, will not advance the built area of the site significantly closer to the road and, through being a predominantly glazed structure, will not appear bulky or greatly impact on the appearance of the existing building. As such, it is considered that the proposal would not have a harmful impact towards the open and spacious character and appearance of the surrounding area.

The use of a brick plinth wall for the proposal will aid visual integration with the existing building, as will the height of the windows which will match those of the existing building. A condition is recommended to be attached to any given approval requiring the bricks used for the plinth wall of the proposal to match those of the existing building as this will further aid visual integration. Further, the modest scale of the proposal is considered to be such that it would appear visually subservient to the existing building.

It is considered that the modest scale of the proposal and the fact that its elevations will be largely glazed and therefore permeable to the sun, will ensure that it does not appear overbearing nor will it cause unacceptable levels of overshadowing. All new windows will be at ground floor height and those facing south and west will face towards the highway. Those on the east elevation will look towards the front garden of No. 60 Midhurst Drive, but will not look towards any windows other than at an oblique angle and, with the windows being some 9 metres from the neighbouring property, it is not considered that views offered would be overly intrusive.

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:-

Site, Roof and Location Plans;
Existing Details 01;
Proposals 02;

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 materials and finishes of the external plinth walls of the conservatory hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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: PPS1

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