PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey extension to existing cottage, White Cottage, Hangleton Lane, Ferring.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed two storey extension measures approximately 4.4m in length, 6.9m in depth and 6.7m (maximum) in height.
SITE AREA	Approximately 684 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the application.
BOUNDARY TREATMENT	Front boundary has flint wall approximately 900mm in height, north side boundary has flint wall + trellis/close boarded fencing 1.8m-2.5m in height, south side boundary has close boarded fencing approximately 1.2m in height. Rear east boundary has close boarded fencing approximately 1.8m in height, north side boundary has flint wall approximately 2m-2.5m in height, south side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey detached property with single storey flat roofed extension on south side, detached garage with driveway on south side. The walls have flint/brickwork on the rear elevation, pebble dash rendering on the front elevation, brown wooden windows with a brown tiled roof.
CHARACTER OF LOCALITY	Rural location off main road A259, mixed style of development including commercial uses and glasshouses, stables to the rear east of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/15/63	Alterations and extension.	Approved/Conditionally 08-03-1963.
FG/18/69	Garage and garden store.	Approved/Conditionally 10-03-1969.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.
1 Letter of Objection	This building is one of the oldest properties in Ferring and is on the Council's Supplementary Planning Document of 'Buildings or Structures of Character'. Two storey extension is large and insensitive

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	and of a different style to the original building. It conflicts with policies GEN22 and GEN7. Hangleton Lane is one of the last roads in Hangleton Lane to retain a rural character and large extensions reduce the open spaces between the old pre-existing buildings and give rise to more vehicles in the lane.
1 Letter of Representation	Why is this building not listed, why was the hideous pebble dash allowed to deface the front and why was the present extension allowed.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	I would prefer to see the extension set back from the main building but this may not be practicable. Given the existing inappropriate single storey extension to be removed and the drop in the ridge line, I consider that on balance the proposal is acceptable and will not harm the character of the Local List Building or the character of the rural locality.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Building of Special Character Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, CH1
Arun District Local Plan : GEN3, GEN7, GEN22, DEV19,

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

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.

COMMENT ON CONSULTATION RESPONSES

Noted – The applicant did explore the possibility of the extension being set back from the front of the main building but due to its ridge line it was not feasible.

COMMENT ON REPRESENTATIONS RECEIVED

The need for such a large extension is not a material planning consideration. Although the extension is of a substantial size it is not considered to be overdevelopment. The building is on the Council's Local List of Buildings of Character but not listed in its own right and the Conservation Officer has been consulted and he is of the view that the proposal is acceptable and will not harm the character

COMMENT ON REPRESENTATIONS RECEIVED

of the rural area. The existing single storey extension and pebble dash finish to the front elevation was granted planning permission in 1963 and the works carried out around that time.

ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding rural 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 property is located in a rural area just off the main A259 Littlehampton Road. The proposal is to demolish the existing single storey flat roof extension which is sited on the southerly side of the property and replace with a two storey extension. The existing extension projects forward of the building but the proposed extension will be in line with the existing building and will project out approximately 1.5m into the rear garden and will be approximately 800mm longer than the existing structure.

Although the extension is of a substantial size the ridge height has been lowered and the front dormer does not project out further than the existing building. It is considered that the proposal is visually subservient to the main building and will be more in keeping than the existing single storey flat roof extension.

There are no properties to the front (west) of the site and stables to the rear (east) of the site and the nearest neighbouring property to the south 'Hill View' is approximately 19m away. There are no first floor windows on the south side elevation so it is not considered that the proposal would detrimentally impact upon the residential amenities of 'Hill View' by way of overbearing effect, loss of privacy or overlooking.

Furthermore, it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the visual quality and open nature of the surrounding rural area.

It is therefore recommended that the application be approved, subject to the following conditions.

FERRING FG/134/06/

Two storey extension to existing cottage

White Cottage
Hangleton Lane
Ferring

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from 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 plans as submitted and amended by substitute plan dated 29th November, 2006.

Reason: For the avoidance of doubt.