

PLANNING APPLICATION REPORT

REF NO: FG/136/11/

LOCATION: 41 Sea Lane Gardens
Ferring

PROPOSAL: Side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approx. 440sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Timber fencing to the southern boundary, approximately 1.6m in height, supplemented by hedging. Rear boundary kept by 2m high timber fencing also supplemented by hedging. Northern boundary kept by timber fencing and trellis, approximately 1.8m in height. Brick wall and piers to front boundary, approximately 600mm in height plus intermittent shrubs and planting.
SITE CHARACTERISTICS	Detached single storey dwelling with loft conversion. Gable red tiled roof and red brick elevations. 2No. pitched roof dormers to rear roof slope. Flat roof garage to south side of dwelling.
CHARACTER OF LOCALITY	Residential, mix of types and styles of 1 and storey dwellings within the locality. Neighbouring garage built-up to shared boundary.

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:

Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

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

The Form of New Development
Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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 being to the side elevation of the dwelling means that it would be readily visible within the street scene. The design would relate to the host dwelling with the ridge height set below the existing and materials proposed would also match. This means that although it is readily visible within the street scene, the extension would not detract from the appearance of the dwelling nor the surrounding area.

The proposed addition would extend up to the southern boundary with an increase in height and depth of the existing structure close to the shared boundary. Whilst the increase in scale is noted, it is not considered to be detrimental to the private amenity currently enjoyed by the neighbouring

site. The gable section of the extension would largely mirror the neighbouring flat roof garage and the flat roof nature and height of the rear projection means that it would not result in any overbearing impact upon neighbouring sites. The absence of any windows being affected by the proposed development also mitigates against any unacceptable loss of light. As such, the development would also comply with the Councils adopted 45 degree rule for the determination of extensions to the rear of residential properties.

It is therefore recommended that the application be 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:

1:1250 Location Plan and Drawing No. JW/11/099.

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 walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and 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.