

FG/140/06**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Approval of reserved matters following outline consent FG/166/05 for 2no. detached bungalows. 2 Beehive Lane, Ferring
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for 2 detached bungalows of amended design with lower roof and eaves heights than previously considered. The application seeks approval to the scale, appearance and landscaping details layout, siting and means of access have already been approved at outline stage.
SITE AREA	.06 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	34 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance
BOUNDARY TREATMENT	Fencing to sides
SITE CHARACTERISTICS	Site cleared and fenced by developer.
CHARACTER OF LOCALITY	Mix of bungalows, houses and chalets. Opposite similar modern chalets. No. 4 has recently been granted planning approval for 2 chalet bungalows and No. 6 is a 2 storey dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/148/04	Demolition of bungalow and erection of 2no. chalet bungalows.	Refused 19.01.05 Appeal Dismissed 11.05.05
FG/25/05	Demolition of bungalow and erection of 2no. chalet bungalows (re-submission following FG/148/04).	Refused 07.07.05 Appeal Dismissed 04.11.05
FG/166/05	Outline application for 2no. bungalows.	Refused 15.03.06 Appeal Allowed 04.05.06
FG/78/06	1no. chalet (plot 1) and 1no. bungalow (plot 2).	Refused 02.08.06
FG/111/06	Approval of reserved matters following outline permission FG/166/05 for residential development consisting of demolition of	Refused 25.10.05

FG/140/06**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
	existing bungalow and erection of 2no. detached bungalows.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	No comment
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health Officer	No adverse comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1, LOC1 Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 3 - Housing PPG 13 - Transport

POLICY COMMENTARY

<p>The above policies combine to describe the development control criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character of the area.</p> <p>The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to neighbours and the street scene.</p>

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None

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 there would be no materially adverse effect on the street scene or neighbouring properties.

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 outline application (FG/166/05) was approved on appeal. The Inspector concluded that the proposal would not appear unacceptably cramped or result in an overdevelopment. Further, he said the indicative elevations were comparable with the range of dwelling types found in the locality. Finally, he commented that the roof slopes lessened the impact on adjoining dwellings and that bungalows would not create any adverse effects on neighbours.

The proposed bungalows are in keeping with the character of the area which is a mix of bungalows and chalet bungalows. There are no windows in the roof of the dwellings proposed so no adverse overlooking would result. The Inspector imposed conditions to restrict permitted development rights in order that any alterations to the external appearance of the bungalows would require the submission of a planning application. This would ensure that dormer windows could not be inserted without separate planning approval.

Landscaping is also a matter reserved and the planting indicated on the plan is acceptable for these small residential units.

The earlier application for approval of reserved matters for 2 bungalows was identified in layout and siting to that now was refused on the basis of the roof heights. These have now been reduced by 1.2m approximately to move closely accord with the height of 2a Beehive Lane. It is now considered that the buildings would not dominate the adjoining property and would not be out of keeping or prominent in the street scene.

The application is therefore recommended for approval subject to the conditions set out overleaf.



FG/140/06/

Approval of reserved matters following outline consent FG/166/05 for 2 No. detached bungalows.

2 Beehive Lane
Ferring

RECOMMENDATION

Approve Conditions

- 1 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.