

PLANNING APPLICATION REPORT

REF NO: FG/142/11/

LOCATION: Ferring Village Hall
Ferring Street
Ferring

PROPOSAL: Extensions and internal alterations to provide improved disabled access and facilities

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves two separate single-storey extensions. The larger extension measures 11.89 metres in length by 3.4 metres in width and 4.2 metres to ridge height. The other extension measures 3.14 metres in width by 4.19 metres in depth and 3.5 metres to ridge height.
SITE AREA	Approximately 1235 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Low flint and brick wall to front/side boundaries. Timber fencing, approximately 1.8 metres high, to the rear.
SITE CHARACTERISTICS	The site is occupied by a detached single-storey building that has red/brown brick elevation walls and a tiled, hipped roof. A number of extensions have been added to all elevations, including a high ceilinged flat roof section to the rear. There is a group of detached timber buildings to the northern side of the site. The main building faces onto a hard surfaced parking area.
CHARACTER OF LOCALITY	The site is located on a main village road which is lined by buildings employed in a mixture of uses. The eastern side of the road is, in the most part, flanked by two-storey terraces of shops with lay-by parking to the front whilst the western side of the road is generally lined by residential dwellings. Mature planting and sections of flint walling help maintain an established semi-rural village appearance.

RELEVANT SITE HISTORY

FG/139/86	Extensions to provide (1) additional toilet accommodation (2) additional meeting room	Approve Cond 19-01-1987
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FG/103/73	Alterations and extension to hall premises	Approve Cond 24-09-1973
FG/146/75	Extension of kitchen and access	Approve Cond 09-01-1976

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	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 will alter the appearance of the building frontage. The large extension will be positioned ahead of an existing flat roof extension to the front of the building and it is considered that it will be better visually integrated than this existing feature and will also create a more defined entrance to the building. Both extensions have been designed to 'infill' gaps around the existing building and will therefore not result in any significant erosion of open areas to the front and sides of the existing building whilst the increase in size of the building, in proportion to its existing area, will be minimal and, as such, the overall character of this village hall building will be retained. It is therefore considered that the proposal will not harmfully impact upon the character and appearance of the surrounding area.

It has already been noted that the proposed works will create a more defined entrance to the village hall. In tandem with this the proposal will allow for wider access doors and a larger foyer area, improving accessibility to this community building whilst being sympathetic towards its appearance.

It is considered that the proposed works will relate sympathetically towards the existing building in terms of design and scale. The extensions will have false-pitched roofing, with eaves height matching that of the main roof, and this will assist their visual integration within the existing building by creating a smooth transition between the existing roof and the proposed roofing. Furthermore, the extensions are of modest size, with ridge height set below that of the main building, and it is considered that this will ensure a visually subservient relationship towards the existing building will be maintained.

The extensions are of a modest size, will be positioned well away from site boundaries and will not face towards any adjoining residential property. It is therefore considered that they will not harmfully impact upon the amenities of neighbouring residents by way of forming an overbearing, overshadowing or overlooking presence.

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:-

11/1853 - 1;
11/1853 - 2 REV A;
11/1853 - 3;

11/1853 - 4;

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: GEN2, GEN7

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.