

APPLICATION REF: FG/145/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Front extension, 3 Upper West Drive, Ferring.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed front extension measures approximately 3.2m in length, 4.3m in depth and 4.6m (maximum) in height.
SITE AREA	Approximately 546 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Front boundary has wall approximately 1m in height with entrance gate and gates leading to driveway, north side boundary has close boarded fencing + hedging approximately 2.5m in height, south side boundary has close boarded fencing + hedging approximately 2m in height.
SITE CHARACTERISTICS	Detached bungalow with front bay windows, side dormers, detached garage on south side of property. The walls have reddish/brown brickwork, cream painted render on front elevation by main entrance with a red tiled roof.
CHARACTER OF LOCALITY	Residential area with two storey detached properties and detached bungalows of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/37/76	Extension to enlarge sunroom.	Approved/Conditionally 02-06-1976.
FG/26/87	Convert roof space to living accommodation.	Approved/Conditionally 05-05-1987.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : GEN2, GEN7, DEV19.

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.

COMMENT ON CONSULTATION RESPONSES

None.

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 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 residential 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 to the front of the property will infill the area between the dining and lounge and will project forward by approximately 4.3m which will bring it in line with the main dwelling and approximately 9m from the front boundary. The height of the proposed roof will be lower than the existing roof line and the size and design of the extension is acceptable and visually subservient to the main building.

The nearest neighbouring property to the north No 5 is sited approximately 5m from the proposal. This property has an entrance door and ancillary lounge window on the south side elevation that will front the proposal. With adequate screening on the north side boundary it is not considered that the proposal would detrimentally harm the occupiers of this property by way of overlooking or loss of

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CONCLUSIONS

privacy,

Furthermore, it is not considered that the proposal would detrimentally impact upon the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Furthermore, the proposal will not be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

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



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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1

To Addressee

2

Site Address

3 Upper West Drive
Ferring

3

Description of Development

Front extension

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs J Chapman