

FG/14/09/**PLANNING APPLICATION REPORT****REF NO:** FG/14/09/**LOCATION:** 60 Cissbury Road
Ferring**PROPOSAL:** Amendments to FG/221/07, pitched roof parapet to garage, new gable to south elevation and conservatory in lieu of approved extension.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 649 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To the front of the property is a brick quoin and flint wall approximately 1.4m high. The rear of the property is enclosed by a brick quoin and flint wall with trellis above approximately 2.5m high. To the east boundary is a wooden fence approximately 1.8m high.
SITE CHARACTERISTICS	Detached single storey property. Red brick walls, red tiled hipped roof. The site is located on a corner plot.
CHARACTER OF LOCALITY	The site is within a residential area on the corner of Cissbury Road and Downview Avenue. The area is characterised by a mix of different types and styles of properties. Many extended properties within the locality.

RELEVANT SITE HISTORY

FG/221/07/	Demolish existing conservatory. single storey extension to kitchen and lounge. extension to existing garage	Approve Cond 11-02-2008
FG/123/80	Proposed porch to existing bungalow	Approve Cond 03-09-1980

REPRESENTATIONS**Representations received:**
Ferring Parish Council

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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 Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC1	Locational Strategy
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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

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The proposed retrospective application is for a pitched roof parapet to the garage and gable section and conservatory to the south elevation in lieu of the approved extension under planning application FG/221/07. The additions are viewed within the street scene given the corner location of the existing house.

The parapet roof to the garage is on the principal elevation of the house, and is no higher than the previously approved application. Although the works are viewed within the street scene the design and scale of the parapet roof appears visually integrated and subservient to the existing house.

The conservatory and gable section are thought to be more in keeping with the existing house than the flat roof extension previously approved and do not have any unacceptable impacts on the character and appearance of the surrounding area.

It is thought that the additions are not seen as an obtrusive form of development and thereby do not cause any unacceptable loss of amenity to neighbouring properties by way of overbearing affect or loss of light.

It is therefore recommended that this application be approved.

RECOMMENDATION

APPROVE

- 1 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: DEV1, LOC1

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.