

PLANNING APPLICATION REPORT

REF NO: FG/155/09/

LOCATION: 2 Cissbury Road
Ferring

PROPOSAL: Side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension is largely completed. It measures approximately 3.5 metres in length by 3.1 metres in width and 3.65 metres in height. It is positioned on the western elevation of the main dwelling.
SITE AREA	Approximately 435 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The side and rear boundaries are marked by approximately 1.2 metre high timber closed board fencing. There is additional coniferous trees and hedging in most places, measuring between 3-4 metres in height.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has white painted render elevations with red brick quoins. The roof is tiled and hipped. The extension, in its current state, is faced with red bricks. It has been attached to the front of an older single storey flat roof garage extension. There is a surfaced driveway to the front of the dwelling.
CHARACTER OF LOCALITY	The site is located on a residential road, close to a junction where it meets two other residential roads. The dwellings that line it are detached bungalows, the majority of which have garages and/or single storey extensions to the side. There is an open appearance to the surrounding area owing to the houses being set back from the road with no formal boundary treatment to the front.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Ferring Parish Council

Awaited.

One letter of objection. The increase in height of the garage has negatively impacted on light in the kitchen and will have financial implications when I come to sell my property. I now look towards a concrete wall just a few feet away. The height of the side extension is greater than the original bungalow. The new window impacts upon my privacy. The 6 foot fence no longer offers privacy due to the height of the extension. I was not notified before work began.

Comments on Representations received:

Noted. The potential for overlooking and overshadowing is discussed in the conclusions of this report. The extension is not taller than the original bungalow. Other issues raised are not material planning considerations.

CONSULTATIONS**Consultations responses received:**

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Part of site within Flood Zone 2

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	GEN11	Inland Flooding

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk

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 extension is largely completed. It has changed the appearance of the front of the dwelling as the road was formerly faced by a flat roof garage but now features a single storey pitched roof frontage. It is noted that a number of nearby properties have had their garages converted and it is not considered that the loss of the garage with living accommodation is not out of keeping. Further, although the extension reaches further forwards than the previous garage, it is no closer to the road than the main dwelling and the spatial characteristics and layout of the area have not been harmed.

It is considered that the extension relates sympathetically towards the existing building in terms of design and scale. Its modest proportions, particularly its height, ensure that it appears visually subservient to the original dwelling. The pitched roof to the front is considered to integrate more effectively with the pitched roof of the original dwelling than the flat roof, improving the appearance of the frontage.

It is considered that the extension is not causing an unacceptable level of harm towards the amenities of neighbouring residents. It is noted that it is positioned within 2 metres of the western site boundary, alongside the primary amenity space of No. 2 Highdown Way. It is also noted that part of the rear extension faces towards the eastern elevation wall of 2 Highdown Way, which contains a kitchen window. However, it is considered that the modest proportions of the extension, the fact it is entirely alongside the taller original dwelling and the screening afforded by a combination of the boundary fencing and tree screening prevents it from producing an adverse level of overlooking, overshadowing or overbearing.

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans:-

29/373/1; 29/373/2; 29/373/3; 29/373/4; 29/373/5

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.

- 2 Finished floor levels should be set no lower than existing floor levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants. In accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

3 **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

LOCAL PLAN: GEN2, GEN7, GEN11, DEV19

NATIONAL POLICIES: PPS1, PPS25

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