

FG/157/06/**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Rear dormer (south east facing) over study, stairwell and second bedroom to replace existing dormer in need of repair. Mallards, 61 Little Paddocks, Ferring
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed dormer measures 8.1m in width and has a maximum depth of 2.6m and a maximum height of 2.5m. There is a small window proposed over the stairwell and a small high level window proposed for the study.
SITE AREA	Approximately 270m ² .
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None effected
BOUNDARY TREATMENT	4.0m high hedge along rear boundary and >3.0m high fences along side boundaries.
SITE CHARACTERISTICS	A two storey detached dwelling with white concrete render walls and small brown roof tiles set on a very wide, shallow site fronting onto an attractive communal open space area consisting of a large duck pond.
CHARACTER OF LOCALITY	An attractive residential circuit with all dwellings fronting onto a large communal open space with duck pond.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/16/97	Side extension with dormers in roof	Approved conditionally 02-04-1997
FG/39/01	Conservatory	Approved conditionally 04-06-2001
FG/113/04	Erection of 1 detached, 1 bedroom bungalow	Approved conditionally 20-10-2004
FG/16/83	Construction of dormer with fixed window to south elevation and other amendments to windows	Approved conditionally 02-03-1983

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited

FG/157/06/

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Inside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : 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.

FG/157/06/**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

At present, there is a very small rear dormer in the location where the new dormer is proposed. It services the existing internal stairwell. There does also exist a very small high level window servicing the study. With the exception of the increased dormer size, the proposed dormer and windows closely replicate the existing window sizes and location and as such, it is not considered that there will be substantial more overlooking permitted by the proposed windows than can occur at present, and certainly not to the extent where it could be considered detrimental to the amenity of the neighbouring properties to the rear.

With regard to the appearance of the proposed dormer there are already three other dormer windows on the other roof pitches of the dwelling and as such, the addition of one more should not negatively effect the appearance of the dwelling or the surrounding locality any more than at present.

It is therefore considered that the proposed dormer is in accordance with Arun District Local Plan Policies GEN7 and DEV19 and as such, the application is recommended for approval subject to the conditions set out overleaf.




FERRING

FG/157/06/

Rear dormer (south east facing) over study, stairwell and second bedroom to replace existing dormer in need of repair

Mallards
61 Little Paddocks
Ferring

RECOMMENDATION

Approve Conditions

- 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 materials and finishes of the external walls and cheeks of the dormer hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

