

PLANNING APPLICATION REPORT**REF NO:** FG/159/09/**LOCATION:** Meadow Cottage
34 Sea Lane
Ferring**PROPOSAL:** Rooms in roof extension including changing hip ends to gables and rear dormer**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed roof extension would increase the ridge height of the property by approximately 800mm to form a gable roof in-place of the existing hipped roof. The flat roof dormer would measure approximately 9m x 2.6m x 2.1m high.
SITE AREA	Approximately 1245 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is elevated from the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by hedging varying from 4-5m high. Eastern boundary, intermittent hedging and wrought iron railings approximately 1.4m high. Southern boundary formed of hedging some 4m high.
SITE CHARACTERISTICS	Detached single storey property, L shape appearance, annexe appears to be constructed to the rear of the site both sections of different designs. Front section has a gable pantiled roof and rear section has hipped pantiled roof. Single storey section and conservatory to side and rear of the dwelling. Double pre-fabricated garage and timber store forward of the principle elevation of the dwelling.
CHARACTER OF LOCALITY	Sited within a residential area, mix of different types and styles of 1 and 2 storey properties within close proximity. The proposal is not considered to impact upon neighbouring properties. Recreation ground to the south of the site.

RELEVANT SITE HISTORY

FG/44/96	Proposed Compton Balmoral garage	Approve Cond 27-08-1996
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REPRESENTATIONS

Representations received:

Awaited

1 Letter of Objection:

Overlooking and loss of privacy to No.34 The Garden House.

Comments on Representations received:

Comments noted. The dormer windows would be approximately 14m from the rear boundary of the site and some 31m from the property to the west No.34 The Garden House. These distances are considered to be acceptable as to not result demonstrable loss of amenity by way of overlooking.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the built-up area boundary

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

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

The proposal seeks permission to raise the ridge height of the existing hipped roof section forming 1st floor accommodation and a gabled roof to mirror that of the existing gable section of the building. The proposal would only be partly viewed from the street, however given its design and scale it is not considered to detrimentally impact upon the character and appearance of the surrounding area.

At present the property appears as 2 buildings of different designs and scale. The proposed development to form a gable roof over the rear section of the property is considered to mirror the appearance of the front section of the dwelling. Although increasing the ridge height of the existing hipped roof section and being some 1.4m above that of the gabled front section of the dwelling, the proposal is considered to relate sympathetically and appear visually integrated with the existing building. The proposed development is considered to enhance the existing appearance of the principle elevation of the site.

The proposal includes a flat roof dormer within the rear (west) roof elevation facing towards the rear garden of the site and No.34 The Garden House. The rear dormers would be some 14m from the rear boundary of the site which is formed of hedging approximately 4-5m high and some 35m to the neighbouring property No.34 The Garden House. Therefore given the distance of approximately 35m to the neighbouring property the proposed dormer windows are not considered to give rise to unacceptable overlooking of the neighbouring site.

It is therefore recommended that the application be 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed at first floor level in the north wall of the roof extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the roof extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the

Arun District Local Plan.

- 4 This permission relates to the following approved 1:1250 location plan; and 1:500 block plan; drawing No. SMITH09 REVA; SMITH01; SMITH04; SMITH05 REVA; SMITH08; SMITH02; SMITH03; SMITH06 REVA; and SMITH07 REVA.

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.

- 5 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, 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.