

PLANNING APPLICATION REPORT

REF NO: FG/15/11/

LOCATION: Pond House
4 Little Paddocks
Ferring

PROPOSAL: Single storey extension to East and North walls; new pitched roof to replace flat roof over part existing garage; internal alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for a single-storey flat roof rear extension measuring a maximum of approximately 11.2 metres in length by 4 metres in width and 3 metres in height. Additionally, the existing pitched roof over the front of the existing garage will be extended above a flat roof extension at the back of the garage.
SITE AREA	Approximately 725 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	There are a number of trees within the curtilage although none of these would be affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by a combination of approximately 1.8 metre high timber fencing and hedging of a similar height.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has white painted render elevations and a red tiled hipped roof. A two-storey hipped roof extension has been added to the rear. There is also a detached hipped roof garage on the eastern boundary which is set back from the frontage of the dwelling. This garage has had a single-storey flat roof extension added behind it.
CHARACTER OF LOCALITY	The site is located on a private residential road which is characterised by detached dwellings, most of which are bungalows although there are occasional detached two-storey dwellings. The dwellings are set back from the road and there are a number of landscape features which provide a planned appearance to the surroundings, these include a central duck pond and greens with mature tree plantings. The landscaping helps to soften the visual impact of the buildings and produce a rural village character and appearance.

RELEVANT SITE HISTORY

FG/44/77

Extension to garage

Approve Cond

15-06-1977

REPRESENTATIONS

Representations received:

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

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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 proposed extension is a single-storey structure and will be positioned to the rear of the existing two-storey dwelling whilst the roof extension over the existing garage extension will be the same height as the main garage roof. These factors will prevent the proposed works from having any demonstrable visual impact upon the street scene and, therefore, it is considered that the established character and appearance of the surrounding area will not be harmed.

The proposed extension is of a modest height, particularly when seen in context with the existing two-storey dwelling, as is the new roof to be formed over the existing garage extension. It is therefore considered that these features will maintain visual subservience towards the existing dwelling. The proposed new roof over the garage extension will mimic that over the main garage and give the building a more visually integrated appearance and it is considered that this will improve the general appearance of the site.

With regards to the amenities of neighbouring residents, the modest height of the proposed building works will ensure that they do not appear overbearing nor will they cause unacceptable levels of overshadowing towards neighbouring residents. All windows of the extension will be at ground floor level and, as such, views towards neighbouring properties will be obstructed by existing site boundary treatment. A new roof light is proposed for the eastern roof slope, this will look towards a roof slope of the neighbouring bungalow which does not contain any openings and would therefore not offer intrusive views towards that property.

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

RECOMMENDATION

- 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 development hereby approved shall be carried out in accordance with the following approved plans:-

6410:1;
6410:2:

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.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.