PLANNING APPLICATION REPORT

REF NO: FG/167/08/

LOCATION: 16 Somerset Road
Ferring

PROPOSAL: Raise level of garage roof at side (Amendment to previously approved FG/20/08)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Retrospective application for the above.
SITE AREA	Approximately 422 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Timber fencing to the west and east of the rear garden approximately 1.8m and wooden slat fencing to the rear southern boundary approximately 2m.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow with a hipped pantile roof and red/brown brick walls. There is an attached flat roof garage and a glazed lean-to structure extending from the western elevation.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached bungalow dwellings with flat roof garages to the side which are set back from the front of the house. A number of immediate neighbours were seen to have rear single storey extensions and conservatories.

RELEVANT SITE HISTORY

FG/20/08/	Rear extension and raise existing garage roof level at side	Approve Cond 27-03-2008

REPRESENTATIONS

Representations received:

Ferring Parish Council

Awaited.

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report

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

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
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 proposed application is to raise the level of the garage roof by 400mm, from the previously approved application FG/20/08. The raised roof level would be to the rear extension of the garage. The increase of 400mm would bring the roof level with that of the extensions to the

dining room and kitchen.

The proposed development would be to the rear of the existing garage and will be the same height as the roof which will prevent the proposed development being visible from the street scene. It is considered that the proposed work will not cause harm to the established character of the area and will not alter the street scene.

The nearest neighbouring properties to the site are to the east and west of the property. The raised roof level will be a maximum of 2.8m. It is considered that the development will be screened from view from neighbouring dwellings by the boundary treatment, approximately 1.8m high on the site so as not to have any demonstrable overbearing affects or overshadowing of the neighbouring properties.

It is therefore recommended that this application is 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.