APPLICATION REF: FG/178/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of a single storey pitched/flat roof rear extension to existing bungalow 10 Cissbury Road, Ferring

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal will be approximately 9.2 metres in width and up to 4.5 metres in depth and is approximately 4.5 metres at greatest height.
SITE AREA	Approximately 450 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloping slightly upwards from front to back.
TREES	None that affect the proposal.
BOUNDARY TREATMENT	The rear garden is enclosed by approximately 1.8 metre high wood board fencing with an approximately 2.2 metre wall belonging to the garage of the neighbouring property to the East forming part of the eastern boundary.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow with a painted render finish to the walls and brick quoins which have been painted in a matching colour. There is a flat roofed brick garage attached to the dwelling and a lean to style conservatory.
CHARACTER OF LOCALITY	The site is in a residential area which is characterised by detached bungalows with small spaces between them.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NONE	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, 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 either the visual amenities of the locality or residential amenities of 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

It is considered that the positioning of the proposal to the rear of the existing dwelling and the height which is lower than that of the existing roofline will prevent the proposal from leading to an alteration to the appearance of Street scene.

It is considered that the design of the proposal is sympathetic to the existing building and would integrate better with the main building than the existing conservatory which is to be removed. Further the use of pitched roofs and of wall and roof materials matching those used on the existing building will assist the effective visual integration of the proposal. Additionally it is considered that the design and scale of the proposal is to a degree that will ensure that it will maintain subservience to the main building and not lead to an unacceptable overlooking, overshadowing or overbearing effect towards neighbouring properties.

It is considered that the proposed new windows to the rear of the extension will not cause an

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CONCLUSIONS

unacceptable level of overlooking towards neighbouring properties due to their ground floor situation, the distance between the proposed window and the nearest neighbouring properties to the rear and the boundary treatment. The proposed new window on the western elevation will look in the direction of a ground floor bedroom window on the eastern elevation of 8 Cissbury Road, however, it is considered that the fencing on the western boundary is of an adequate height to prevent an unacceptable level of overlooking arising.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION FG/178/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FG/178/07/

1 **To Addressee**

2 **Site Address**
10 Cissbury Road
Ferring

3 **Description of Development**
Erection of a single storey pitched/flat roof rear extension to existing bungalow

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

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: LOC1, DEV1

LOCAL PLAN: GEN2, GEN7 (ii, iv)

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.

Case Officer: Mr J Smith