PLANNING APPLICATION REPORT

REF NO: **FG/19/11/**

LOCATION: 3 Beehive Close
Ferring

PROPOSAL: Demolition of existing flat roof single storey en-suite extension & construction of new enlarged single storey pitched roof extension with small flat roof element to form new en-suite

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal follows the conditional approval of a similar scheme under planning application FG/116/10/. This proposal differs from FG/116/10/ by way of the extension on the western elevation being slightly wider, and with a gabled rather than hipped roof, and also being lengthened through the incorporation of a flat roof element.
SITE AREA	Approximately 730 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The side and rear boundaries are marked by approximately 1.8 metre high timber closed board fencing with additional hedging in places.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling that has red/brown brick elevation walls to the front and side and painted render to the rear. The roof is tiled and hipped with a gable end projection to the front. There is weatherboarding above the window heads in the gable end. The roof also features an eyebrow dormer to the front. Lean-to style glazed single storey extensions have been added to the east and south elevations whilst there is a single storey flat roof extension on the west elevation. There is a detached gable roof garage building to the west of the main dwelling, a roof has been added between the house and the garage. There is a flat roof car port to the front of the garage.
CHARACTER OF LOCALITY	The site is located at the end of a small residential cul-de-sac which is characterised by detached bungalow dwellings which are set back from the road. All of these dwellings feature single storey projections on one or more

of their elevations.

RELEVANT SITE HISTORY

FG/116/10/	Remove existing attached single storey utility room and construct new single storey extension. Remove flat roof to en-suite and erect new pitched roof.	Approve Cond 06-10-2010

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

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 extension is of modest proportions. It is noted that a number of nearby properties have had similar small extensions added to their side elevations and, therefore, the proposal is considered to have a minimal visual impact and to be in-keeping with the character and appearance of the surrounding area.

The aforementioned proportions of the proposed extension will ensure that it appears visually subservient towards the existing dwelling. Further, the pitched roof will have an eaves height that matches that of the roof on the existing dwelling and possesses a corresponding slope angle, ensuring a smooth transition between the existing dwelling and the proposed extension by way of securing visual integration.

With regards to the amenities of neighbouring residents, the low-scale nature of the proposal will prevent it from appearing overbearing or from causing unacceptable levels of overshadowing towards neighbouring properties. The proposal will not feature any windows but will be served by rooflights. Section drawings on the accompanying plans show these rooflights will be mounted approximately 2.6 metres above floor level and due to this height, the angle at which they will be positioned will prevent them from offering intrusive views towards neighbouring properties.

It is therefore recommended that the application is 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

11/ML/01 A;
11/ML/02;
11/ML/03 A;

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.