FG/203/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey extension to rear elevation. Works to extend existing garage. 28 Glenbarrie Way, Ferring

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. There will be a rear kitchen extension that will measure approximately 6 metres in length by approximately 3.15 metres in width and will stand at a height of approximately 3.1 metres. In addition, a single storey flat roof extension will be added to the garage that will connect with the kitchen extension. Its dimensions will be approximately 3.1 metres in length by approximately 1.8 metres in length and will have a height of approximately 2.4 metres. The existing garage will also be widened by approximately 0.6 metres along its entire length which is some 5.2 metres.
SITE AREA	Approximately 443 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of note.
BOUNDARY TREATMENT	There is an approximately 1.8 metre high closed board fence on the west and south elevations with an approximately 1.3 metre high close boarded fence on the eastern boundary.
SITE CHARACTERISTICS	The site is occupied by semi-detached red brick bungalow which has a gable roof with interlocking concrete tiles. There is a detached flat roof garage on the eastern boundary.
CHARACTER OF LOCALITY	The site is located on a residential cul de sac which is characterised by semi-detached bungalow dwellings with flat roof garages which are set back from the front of the building. A railway line runs behind the properties to the south. A number of the nearby properties were seen to have conservatories and/or rear extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NONE	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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.

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CONCLUSIONS

The application seeks permission to construct a hipped roof kitchen extension to the rear of the property that will measure approximately 6 metres in length by approximately 3.15 metres in width and will stand at a height of approximately 3.1 metres. In addition, a single storey flat roof extension will be added to the garage that will connect with the kitchen extension. Its dimensions will be approximately 3.1 metres in length by approximately 1.8 metres in length and will have a height of approximately 2.4 metres. The existing garage will also be widened by approximately 0.6 metres along its entire length which is some 5.2 metres.

The proposed garage extension will bring the garage building forward by approximately 1.8 metres towards the highway. This alteration will be visible from the street scene. However, the garage building will still be set back from the highway by some 22 metres and the new elevation will have a garage door similar to that of the original garage. It is therefore not considered that the proposed garage extension will cause an adverse effect towards the established character and appearance of the street scene. The proposed kitchen extension will be positioned to the rear of the dwelling and be below the height of the existing roof line and hence it is considered that it will not form a visual intrusion towards the street scene.

It is important that any additions and alterations to a dwelling relate sympathetically to the main building. The proposal makes use of roof and elevation materials that will match the existing dwelling and this is considered to enable the proposed additions to effectively integrate with the main building visually. The scale of additions is considered to be moderate, in particular with regards to the height which is below that of the existing roofline, and it is considered that as a result the additions will appear visually subservient in relation to the main dwelling.

It is considered that the single storey height of the proposed works will ensure that, although the buildings will be located close to the site boundaries, that they will not appear overbearing towards neighbouring properties. In addition, the boundary treatment on the western boundary which is approximately 1.8 metres in height is considered to limit any additional overshadowing towards the west arising from the approximately 3.1 metre high rear extension. Further, the garage extension will, at a height of approximately 2.4 metres be well screened by the approximately 1.3 metre high boundary treatment on the eastern boundary with the kitchen extension being largely concealed behind it and the existing garage. There are to be no windows facing towards neighbouring properties which are located to the east and west. The additional fenestrations of the proposal will face to the south overlooking a railway line and hence will not present any demonstrable level of overlooking towards nearby residents.

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

RECOMMENDATION FG/203/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FG/203/07/

1 **To Addressee**

2 **Site Address**
28 Glenbarrie Way
Ferring

3 **Description of Development**
Single storey extension to rear elevation. Works to extend existing garage

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

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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).

CONDITION 2 This permission relates to the plans as submitted and amended by substitute site plans dated 25th February 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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, 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.

Case Officer: Mr J Smith