

PLANNING APPLICATION REPORT

REF NO: FG/28/11/

LOCATION: Woodcroft
27 Brook Lane
Ferring

PROPOSAL: Extension and roof alteration (Resubmission of FG/184/10/)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extensions would replace the existing roof structure whilst maintaining a gable roof appearance to the building. The proposal also includes an extension to the east elevation replacing an existing addition to the side elevation.
SITE AREA	Approximately 340 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall to front boundary, rear and side boundaries enclosed by timber fencing approximately 2m in height.
SITE CHARACTERISTICS	Detached single storey dwelling, painted brick elevations. Gable red tiled roof with flat roof conservatory to rear elevation. Detached garage with pitched gable roof and rendered elevations.
CHARACTER OF LOCALITY	Sited within a residential area characterised by various types and styles of 1 and 2 storey residential dwellings. Public footpath to the front of the site. Infill single storey dwelling to east of the site. Highway with residential properties beyond to south. Caravan park to north of the site.

RELEVANT SITE HISTORY

FG/184/10/	Extension & roof alterations	Refused 04-02-2011
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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 the built-up area boundary

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
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POLICY COMMENTARY

PLANNING

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

PLANNING

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

PRINCIPLE

The site lies within the built up area as defined in the Arun District Local Plan where the principle of development is acceptable subject to compliance with relevant policy.

The proposal is for a roof extension to the existing property comprising of an increase of the ridge height of the dwelling forming 2No. bedrooms and 1No. en-suite within the roof space. The

proposal also includes an increase to the footprint of the existing dwelling to allow for the roof extensions and further ground floor accommodation.

CHARACTER AND APPEARANCE

The proposed extension would increase the overall ridge height of the dwelling with a hipped roof side extension. Whilst this would increase the overall scale of the dwelling the design of the proposal is sympathetic and in -keeping with the simple character and appearance of the dwelling. Further, the street scene is characterised by various types and styles dwellings therefore the proposed increase in scale would not detract from the appearance of the locality.

RESIDENTIAL AMENITY

The proposed extensions would form accommodation within the roof space and include windows at 1st floor level within the gable sections to both the north and south elevations facing the front and rear of the site. Given the distance maintained from neighbouring properties to both the north and south of the site, the windows are not considered to give rise to unacceptable overlooking. Also proposed are roof lights within the side roof slopes which would not be principle windows and given the angle of the windows within the roof slope would not give rise to unacceptable overlooking.

In terms of the increase in scale to the roof slope and the side extension, these additions are not considered to have an overbearing impact or result in loss of light to neighbouring properties. The existing distance between the shared boundary with 29 Brook Lane to the west is to be maintained and some 4m would be retained to the eastern boundary.

SUMMARY

The proposed extensions are considered to be sympathetic to the design and scale of the dwelling as well as enhancing the existing appearance of the dwelling and street scene. In terms of private residential amenity the proposal does not give rise to an overbearing affect, loss of light or overlooking of neighbouring sites. Also the private amenity area maintained is adequate for the proposed dwelling.

It is therefore recommended that the application be 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:

1:1250 Plan; 1:500 Block Plan; Drawing No.2; Existing Roof Plan and Proposed Roof Plan.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the east or west roof slope of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 4 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 5 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: GEN7

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.