

PLANNING APPLICATION REPORT**REF NO:** FG/30/11/**LOCATION:** 54 Ocean Drive
Ferring**PROPOSAL:** First floor extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves the extension of the ridge line of the existing roof over an existing single-storey flat roof extension on the southern elevation of the dwelling.
SITE AREA	Approximately 440 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by approximately 1.8 metre timber fencing.
SITE CHARACTERISTICS	The site is occupied by a detached 1½-storey dwelling that has painted render elevations and a tiled, sussex hipped roof. There is a two-storey hipped roof projection to the front elevation. A single-storey flat roof extension has been added to the south elevation and the roof of this is used as a balcony/terrace with access granted from first floor french doors. There is also a single-storey lean-to style glazed extension to the northern elevation. A detached timber double garage has been installed to the front of the dwelling.
CHARACTER OF LOCALITY	The site is located on a corner plot at the meeting of two residential roads which are characterised by detached dwellings of various designs and scales with grass verges and landscaping to the front helping to produce an open and spacious appearance.

RELEVANT SITE HISTORY

FG/97/07/	First floor extension.	Approve Cond 01-08-2007
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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 Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

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

Planning permission was granted for an identical extension to the proposal under application FG/97/07. This permission has now lapsed due to the expiry of the 3 year commencement period and a fresh approval is required if the works are to take place.

The proposal will bring the ridge line of the roof closer to the southern boundary of the site but will not increase the current footprint of the dwelling. There will be approximately 13 metres retained between the southern elevation and the southern boundary and this is considered ample to protect the open and spacious characteristics of the surrounding area.

The proposal is considered to relate sympathetically towards the existing dwelling in terms of design and scale. The height of the dwelling will not be increased and the dimensions of the extension will be modest in proportion to the existing dwelling. The proposed extension will replicate the sussex-hipped end to the southern elevation possessed by the existing dwelling and the roof slope angle and ridge height will match the existing, providing a smooth transition between the original and new features of the dwelling and demonstrating visual integration.

Having regard to the amenities of neighbouring residents, the proposal is not considered to have a harmful impact. As previously remarked upon, the height of the building and its footprint will not be increased whilst the extension is stepped in from all site boundaries. This will prevent it from appearing overbearing or from causing unacceptable levels of overshadowing. The primary windows serving the extension will face out towards the road and not allow intrusive levels of views into neighbouring properties. A roof light proposed for on the western roof slope of the extension may offer an element of overlooking to the neighbouring property to the west but this will be confined to an area of the front garden and the size and angle of the roof light will further restrict the field of vision.

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:-

Site Plan;
Block Plan;
11/300/02;
11/300/03;

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 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 policy GEN7 of the Arun District Local Plan.

4 **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.