

FG/33/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Extension 4 Greenways Crescent Ferring
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey front extension to measure (at maximum) approximately; 5.4m in width, 6.7m in length, and 5.2m in height
SITE AREA	400 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Undefined to front. Boundaries kept by mixture of hedging and close boarded fencing approximately 1 – 1.8m in height
SITE CHARACTERISTICS	Detached bungalow with brown brick walls and brown tiled roof
CHARACTER OF LOCALITY	Residential

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

DEVELOPMENT PLAN POLICIES

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
 Arun District Local Plan : 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.

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 acknowledged that less than 1m is retained between the extension and south boundary. However the extension roof is angled away from the south boundary and there is an absence of windows or other openings in the southern roof slope of the extension. Further any overbearing and overshadowing effect resultant from the proposal onto the neighbouring property to the south is directed towards the front rather than private rear amenity area of that neighbouring property. Therefore any adverse impact resultant from the extension onto the neighbouring property to south is considered minimal.

Given the absence of windows or other openings in the northern roof slope of the extension, and retention of approximately 9m between the extension and north boundary, any adverse impact resultant from the extension onto the neighbouring property to the north is considered

FG/33/07**CONCLUSIONS**

minimal. Given the retention of approximately 9m between the extension and front boundary, any adverse impact resultant from the extension onto the neighbouring properties to the front is considered minimal.

To further reduce any potential overlooking and loss of privacy, it is recommended condition be attached to the decision notice ensuring no windows or other openings be permitted in the southern roof slope of the extension with the prior permission of the Local Planning Authority.

Given sufficient set back distance, the proposal is not considered obtrusive in the street scene, and not to conflict with the character of the locality. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FG/33/07/

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To Addressee

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Site Address

4 Greenways Crescent
Ferring

3

Description of Development

Extension.

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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 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 building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 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 southern roof slope of the extension hereby permitted 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 DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

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: 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 M Porter