

PLANNING APPLICATION REPORT

REF NO: FG/42/08/

LOCATION: 15 Clover Lane
Ferring

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposed extension will have dimensions of approximately 3 metres in length by approximately 2.4 metres in width and will be approximately 2.8 metres in height. The proposal will replace in existing rear extension which is of a similar size.

SITE AREA

Approximately 331 square metres

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The eastern boundary of the site is marked by an approximately 2 metre high concrete block wall with part of it being formed by the western elevation of the detached garage at the site. The other boundaries to the rear are followed by approximately 1.8 metre high timber fencing.

SITE CHARACTERISTICS

The site is occupied by a two storey semi-detached dwelling which has pebbledash elevations and a tiled hipped roof. There is a glazed lean-to on the eastern elevation and a timber and brick porch to the front. There are two existing single storey flat roof extensions to the rear of the dwelling and a detached flat roof garage with painted brick elevations set back from the dwelling to the far end of the site.

CHARACTER OF LOCALITY

The site is located on a residential cul-de-sac which is characterised in general by a mixture of semi-detached two storey and detached bungalow dwellings.

RELEVANT SITE HISTORY

Reference	Description	Decision
FG/96/94	Single storey extension forming ground floor WC	Approve Cond 14-11-1994

Permission was granted for a single storey rear extension in the past.

REPRESENTATIONS

Representations received:

Ferring Parish Council

None

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

West Sussex Structure Plan:	LOC1 DEV1	Locational Strategy High Quality Development
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

The proposed extension will be positioned to the rear of the main dwelling and, by way of its lesser height, will be screened from view from the street scene by the main dwelling. As a result it is considered that the extension will not form a visual intrusion that will adversely affect the established character and appearance of the surrounding area.

It is considered that the proposal will relate sympathetically towards the main building in terms of design and scale. It will be far lower than the height of the main building ensuring that it will appear visually subservient when seen in context. The height of the proposal will be the same as the existing flat roof extension to which it will be attached and it is considered that this will create a uniform appearance to the various additions added to the original building. It is considered that the visual integration of the proposal would be further assisted by imposing a condition requiring the proposal to make use of external materials that will match those used for the current building.

It is considered that the proposal is of a moderate height and will be largely screened from view by the boundary treatment on the site as well as parts of the original building and existing additions.

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

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 materials and finishes of the external walls and roof of the building 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.

- 3 **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.