FG/53/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of two chalet bungalows (Resubmission following FG/5/06) 31 Clover Lane, Ferring

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to provide external staircase and insertion of a door and roof lights on the previously approved garages, and to add conservatories and chimneys.
SITE AREA	0.09 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	22 dwellings per hectare
TOPOGRAPHY	Land slopes down from the road.
TREES	None worthy.
BOUNDARY TREATMENT	Fencing and hoarding to the front of the site.
SITE CHARACTERISTICS	The site is currently being cleared.
CHARACTER OF LOCALITY	Residential cul-de-sac of a mix of houses and chalets. With chalet directly opposite the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/38/05	Outline application for demolition of existing bungalows and erection of 2 No. chalet bungalows.	Approved Conditionally 6/7/05
FG/5/06	Approval of reserved matters following outline consent FG/38/05 for demolition of existing bungalow and erection of 2 chalet bungalows.	Approved Conditionally 14/3/06

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

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 3 - Housing
PPG 13 - Transport
PPG 25 - Development and Flood Risk

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours and the street scene.

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 the external staircase and 1st Floor door will not cause any direct overlooking of neighbouring properties. It would not adversely affect the street scene as it is proposed to the rear of the garage.

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

This proposal is to provide storage space above the garages. There are no windows proposed at 1st Floor level which could provide the possibility of direct overlooking. On the garage where the north (side) elevation is closest to Clover Lane, has an internal staircase proposed, with no 1st Floor windows. On the south elevation of the garage closest to the new dwellings, an external staircase is proposed. This faces plot 2 to which the garage serves. It would not directly overlook plot 1 and the only 1st Floor side window serves a landing only.

There is an extant permission for 2 chalet bungalows, FG/38/05 and FG/5/06 refers. This proposal seeks to amend the approval FG/38/05 by way of a conservatory to the rear of Plot 1, and a chimney

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CONCLUSIONS

to the west elevation and a rear conservatory to Plot 2.

It is considered that the alterations proposed would not cause unacceptable loss of amenity to neighbouring residential properties and indeed, are seen as a design improvement over the previous design.

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

FERRING FG/53/06/

Erection of two chalet bungalows
(Resubmission following FG/5/06)

31 Clover Lane
Ferring

RECOMMENDATION

Approve Conditions

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 garage/storage accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of plots 1 and 2 of 31 Clover Lane as a dwellings and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.