

PLANNING APPLICATION REPORT

REF NO: FG/54/09/

LOCATION: 58 Elm Park
Ferring

PROPOSAL: Loft extension, replacement conservatory and garage extension, scheme 2.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The rear extension will measure approximately 6.9m x 3m x 3.2m high. The eaves will be raised to by 2.6m to either side of the property, the extensions and alteration to the roof will form a double half hipped roof and a pitched roof dormer to the front and rear of the property. The rear dormer will measure approximately 2.1m x 1.3m x 2.5m high, front dormer to measure approximately 1.5m x 1.8m x 2.3m high. 3 single windows at first floor level to the north and south elevations..
SITE AREA	Approximately 512 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf brick wall to the front of the property approximately 600mm high. Rear garden enclosed by approximately 1.8m high wooden fencing.
SITE CHARACTERISTICS	Detached single storey property. Red brick walls, hipped red tile roof with gable section. Flat roof garage to the side of the property. Open porch to the front of the property.
CHARACTER OF LOCALITY	The site is located within a cul-de-sac. Characterised by residential bungalows, many of which have been extended. Neighbouring property to the south has extensions to the rear and dormer window within the front elevation.

RELEVANT SITE HISTORY

FG/23/09/	Loft extension, replacement conservatory and garage extension.	Approve Cond 16-04-2009
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REPRESENTATIONS

Representations received:

Ferring Parish Council

Objection: The proposal contravenes the provisions of Policy GEN7(iv) in that it has an adverse effect on the adjoining property as the windows in the south elevation overlook the adjoining premises.

Comments on Representations received:

Comments noted.

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

South East Plan:

Arun District Local Plan:	GEN2 GEN7 DEV19	Built-up Area Boundary The Form of New Development Extensions to existing residential buildings
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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 conflict with relevant Development Plan policies in that the development does not appear visually subservient to the existing building, and thereby is not in accordance with Local Plan policy DEV19.

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 or legislative background.

CONCLUSIONS

Principle

The proposed application is for alterations and extensions to the existing single storey property.

The works will include the increase of the eaves height by approximately 2.6m to either side of the property which will create a double half hipped roof and raise the existing ridge height by approximately 0.4m. The proposed development is within the built-up area boundary and in principle the development is considered to be acceptable subject to its affect on the character of the street scene and the residential amenities of neighbouring properties. It should be noted that there is an earlier approval on the site (FG/23/09).

Visual Amenity

The increased ridge height and double pitched along with an increase of the eaves height by approximately 2.6m to either side of the property will change the appearance of the original bungalow from a pyramidal hipped roof to a half hipped roof, therefore the development is not considered to appear visually subservient to the existing property. The proposed development will significantly increase the scale of the existing property and therefore it is not considered to sympathetically relate to the existing building in terms of its design and scale.

Residential Amenity

The rear dormer will face the rear garden with only oblique views of the adjoining neighbouring gardens and the front dormer will overlook the street scene with houses opposite the site being some 20m from the dormer. The proposed dormers are not considered to result in unacceptable overlooking of neighbouring properties.

The proposed single storey extension to the rear of the garage and conservatory are considered to be of the same design and scale of the previously approved application FG/23/09. The rear additions are therefore not considered to result in unacceptable loss of amenity to the neighbouring properties No.60 and No.56 by way of the overbearing affect or loss of light.

The proposed windows at 1st floor level on the southern elevation will face No.56. The windows will be for 2 en-suite bathrooms and a box room. The proposed windows on the northern elevation will face No.60, allowing light to the stairwell and bedrooms 2 and 3. It is considered that the proposed windows would result in unacceptable overlooking of the neighbouring properties and therefore are not considered to be an acceptable form of development.

Conclusion

A previous approval has been granted (FG/23/09) for a development of a reduced scale on the site which is considered to be sympathetic to the design of the existing property and the scale ensures that it appears subservient. This current proposal increases the scale of the roof extensions and alterations to provide further accommodation within the loft space. The proposed development is considered to be intrusive within the street scene and will significantly alter the appearance of the existing property, thereby detracting from the character and appearance of the existing bungalow.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed extensions to the dwelling are substantial, and by reason of their design, form and scale they would not be visually integrated with the existing dwelling or visually subservient to the main building. The proposed development would alter the simple

character of the existing dwelling. The proposal is thereby contrary to policies GEN7 and DEV19 of the Arun District Local Plan.

- 2 The proposed windows on the northern elevation are likely to give rise to direct overlooking of adjacent properties to the detriment of the amenities of the occupants of these properties in conflict with policies DEV19, GEN7 of the Arun District Local Plan.