PLANNING APPLICATION REPORT

REF NO: FG/57/08/

LOCATION: 60 Elm Park
Ferring

PROPOSAL: Loft Conversion and rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed rear extension measures approximately 8.1m in length by 4.5m in depth and 5.7m in height. The proposed front dormer measures approximately 2.5m in length, 1.9m in depth by 2m in height. The dormer on the north side elevation measures approximately 2.5m in length, 1.9m in depth by 2m in height.
SITE AREA	Approximately 506 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front and side boundaries dwarf brick wall. Rear boundary has close boarded fencing approximately 1.8m in height, south side boundary has close boarded fencing approximately 1.2m-1.5m in height, north side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with front porch, detached garage on north side elevation, lean-to on rear. The walls have reddish/brown brickwork, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Residential comprising detached bungalows of similar style and design.

RELEVANT SITE HISTORY

FG/21/49	Verandah	Approve Cond 27-04-1949
FG/8/69	Porch	

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Permit'd Devel
10-02-1969

REPRESENTATIONS

Representations received:

Ferring Parish Council

Objection - The proposed extension by reason of its form and design would not appear visually subservient to the main dwelling and would represent a form of development which would not sympathetically relate to the character and appearance of the main dwelling or the surrounding residential area. The proposed extension has an overbearing effect on the adjoining property and the proposed balcony would overlook the adjoining properties. The proposal would therefore be contrary to policy GEN7 (ii) and (iv) of the Arun District Local Plan.

3 Letters of Objection (from same household)

The proposed form states there is no window on the side of my bungalow, this is not correct. The access between No 60 and 62 is jointly owned and the form states three car parking spaces. If permission was approved to install a door and window facing only the jointly owned access area, I cannot agree to any steps being built over this access. The development is overbearing and the dormer window on the side elevation would overlook my property.

The development is completely out of keeping with the scale and form of adjoining properties. It would be overbearing on its neighbours and would set a precedent for the destruction of the character of this part of Ferring, which is overwhelmingly of small bungalows on moderately sized plots and it is therefore contrary to Policy GEN7.

Comments on Representations received:

Ferring Parish Council - Noted.

Substitute plans have been received which delete the balcony from the rear elevation. It is not considered that the proposal by reason of its siting to the rear, size and design which is no higher than the existing roof line would detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

Noted - The submitted plans show the installation of a door and window on the north side elevation of the existing bungalow. This can be implemented under "Permitted Development" not requiring the submission of a planning application. The Deed of Grant is a private matter between the two properties No 60 and 62 and not a material planning consideration. However, as the access road is jointly owned a notice has now been served on the neighbouring property No 62. The proposed dormer window on the north side elevation of the proposal serves the shower room and this will be subject to a condition requiring it to be obscure glazed.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	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 site is situated within a residential area where the properties are predominantly detached bungalows of a similar style and design.

The proposal seeks to demolish the existing porch on the front elevation, the conservatory on the rear elevation and the detached garage which is sited to the rear. The proposed rear extension will be the same height as the existing roof line, will be the full length of the existing property and will extend into the rear garden area by approximately 4.5m. It will comprise a family room and dining area on the ground floor with two bedrooms and a shower room at first floor level with the construction of a dormer window to the front of the property. A dormer

window is also to be constructed on the north side elevation which will serve the shower room and this will have obscure glazing with a roof light on the south side elevation. The first floor rear elevation will have full length patio doors to the bedroom with a juliette balcony.

The neighbouring property to the rear No 45 Singleton Crescent is approximately 37m away from the proposal. In view of this distance it is not considered that the glazed doors at first floor level would create any harmful overlooking or loss of privacy to the occupiers of this property. The immediate property to the north No 62 which is approximately 2.5m from the proposal has a small round window on the south side elevation which is an ancillary light source to the living room area. The proposed dormer window on the north side elevation will be obscure glazed which will limit any harmful overlooking or loss of privacy to the occupiers of the neighbouring property No 62.

The neighbouring property to the south No 58 has three windows which are obscure glazed on the north side elevation which front the proposal. The proposal has a rooflight on the south side elevation but it is not considered that this would create any overlooking or loss of privacy to the occupiers of this property.

Furthermore, it is not considered that the proposal would detrimentally harm any neighbouring property by way of overbearing effect, overshadowing, overlooking or loss of privacy.

Despite the inclusion of dormer windows to the front and side, it is considered that the proposal would not be obtrusive in the street scene, nor would it detrimentally harm the character and appearance of the surrounding residential area and would accord with Policy GEN7.

It is therefore recommended that the application be 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 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.

3 The dormer window on the north side elevation of the extension shall at all times be fitted with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

4 No windows (other than those shown on the plans hereby approved) shall be constructed in the north and south roof slopes of the extension hereby permitted which front properties No 58 and 62 Elm Park without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

5 This permission relates to the plans as submitted and amended by substitute plans dated 30th May, 2008.

Reason: For the avoidance of doubt.

6 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, CH1, 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.