

Report of the meeting of the Development Control Post-Committee Site
Inspection Panel held on 06-APR-2010

REF NO: FG/5/10/

LOCATION: 9 Sark Gardens
Ferring

PROPOSAL: Single storey front & rear extension. Roof alterations to create 1st floor accommodation including new half hips to gable end walls and dormer windows to front and rear elevations.

Present: Councillors Mrs. Goad, Bower, Evans and Haymes (Chairman)

Apologies for absence: Mrs Harrison

Councillor Oliver-Redgate and Councillor Elkins attended as Ward Members.

The Site Inspection Panel assessed the planning merits of the site in detail and viewed the proposal from a neighbouring property.

After careful consideration of the site and its surroundings, the Members voted in favour of accepting the Officer's recommendation to approve the application as attached to this report.

REPORT UPDATE

Application No: FG/5/10/

Reason for the Update / Changes

Reason for Update/Changes:

Ferring Parish Council:

Objection to the amended plans. Do not address the previous reasons for refusal. Extensions not in accordance with the characteristics of the surrounding area. Overbearing in the small close and form an incongruous feature within the street scene. Windows within the roof would overlook neighbouring gardens. Increased roof area would cause further strain on surface water disposal.

Comments on Ferring Parish Council response:

6 Letters of objection: (2 in the same name)

The 6 letters continue to object to the amended substitute plans. No new comments raised to that of previous letters of objection outlined within the officers report.

Officers Comment:

The proposed extension is considered to address the previous reason for refusal in that it would reduce the overall scale of the roof extension maintain a hipped roof with the omission of 1No. pitched roof dormers within the front roof slope and the reduction of the scale of the rear flat roof dormer. The rear dormer would be some 20m from the property to the east of the site 3 Beehive Close and therefore an adequate distance as to not result in unacceptable overlooking and the front dormers would overlook the open street scene. The proposal is not considered to result in detrimental impacts upon surface water run off given the scale of the extensions.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

FG/5/10/

PLANNING APPLICATION REPORT

REF NO: FG/5/10/

LOCATION: 9 Sark Gardens
Ferring

PROPOSAL: Single storey front & rear extension. Roof alterations to create 1st floor accommodation including new half hips to gable end walls and dormer windows to front and rear elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed extension would increase the ridge height of the property by approximately 600mm and would include 2No. pitched roof dormers within the front roof slope which would measure approximately 1.8m x 1m x 2.6m high. The rear flat roof dormer would measure approximately 7.8m x 1.5m x 2.5m high. The resultant roof would be hipped with a central flat roof section. The front single storey extension would measure approximately 9.3m x 2.7m x 3.5m high.
SITE AREA	Approximately 517 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear garden is enclosed by 1.8m high timber fencing. Dwarf brick wall to front boundary.
SITE CHARACTERISTICS	Detached single storey property, red brick elevations and hipped tiled roof. Conservatory to the rear. Integral garage to south elevation. Raised decking area within the rear garden.
CHARACTER OF LOCALITY	The site is located at the end of a cul-de-sac. The area is largely characterised by single storey properties. No.7 has an existing flat roof dormer within the front roof elevation and No.8 is a 1 1/2 storey property. Infill chalet dwelling to the south of the site 5a Tamarisk Way which is of similar scale.

RELEVANT SITE HISTORY

FG/223/07/	Extension of existing garage to rear of property to create new study/utility room (single storey)	Approve Cond 18-02-2008
FG/117/09/	Extend rear of garage, roof alterations to create 1st floor accommodation including new half hips to gable end walls & dormer windows to front & rear elevations	Refused 05-11-2009

REPRESENTATIONS

Representations received:

Ferring Parish Council

Objection: The changes do not materially differ from those previously refused. The proposed extensions would not be in accordance with the characteristics of the surrounding area. Overbearing in the street scene, dormers would overlook neighbouring properties contrary to

GEN7 and DEV19 of the Arun District Local Plan. Would increase strain on surface water disposal contrary to DEV9 of the Arun District Local Plan.

Other representations:

24 Letters of objection (4 from same address): Out of keeping with other properties, over-development of the site and contributes to the over-development of Ferring, strain on amenities. Unbalanced and unattractive. Cul-de-sac is already a very cramped infill. Overlooking and light pollution towards the property to the south No.5 Tamarisk Way and east No.3 Beehive Close. Contribute to increase in flooding of area. Loss of privacy and overbearing of neighbouring properties. Loss of garage and increased scale of property will increase on-street parking. Footprint of the property would be increase by a 3rd. Reduce the availability of simple homes within the area.

Comments on Representations received:

Comment on Ferring Parish Council representation:

The proposal would reduce the ridge height of the property by approximately 700mm from the previous application and would omit 1 dormer within the front roof elevation reducing the overall scale of the roof extension and would create a hipped roof as opposed to a half hipped roof. To the south of the property is mix of single storey and 1 1/2 storey properties of a similar scale to the proposal, therefore the proposal is not considered to be out of character to the surrounding area. The rear dormer would be some 20m from the property to the east of the site 3 Beehive Close and therefore an adequate distance as to not result in unacceptable overlooking and the front dormers would overlook the open street scene.

Comment on other representations:

The proposal would reduce the ridge height of the property by approximately 700mm from the previous application and would omit 1 dormer within the front roof elevation reducing the overall scale of the roof extension and would create a hipped roof as opposed to a half hipped roof. To the south of the property is mix of single storey and 1 1/2 storey properties of a similar scale to the proposal, therefore the proposal isn't considered to be out of character to the surrounding area. The rear dormer would be some 20m from the property to the east of the site 3 Beehive Close and therefore an adequate distance as to not result in unacceptable overlooking and the front dormers would overlook the open street scene. The proposal is not considered to give rise to unacceptable light pollution given that it is to be a residential dwelling nor would it give rise to on-street parking as the existing driveway would be maintained as part of the proposal. The proposal is not considered to give rise to increased flooding within the area given the scale of the extensions.

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	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

PRINCIPLE

The proposed application seeks permission for a roof extension to increase the ridge height of the property to form 1st floor accommodation with 2No. pitched roof dormers within the front roof elevation a flat roof dormer across the rear roof elevation. The resultant roof would be hipped with a central flat roof section. A previous application for a larger roof extension planning reference FG/117/09/ was refused.

VISUAL AMENITY

The proposed extension would increase the roof pitch of the existing house maintaining a hipped roof with 2No. central pitched roof dormers within front elevation of the dwelling and a flat roof dormer to the rear. The pitched roof dormers by way of their design and scale are considered to sympathetically relate to the existing property and maintain visual subservience. The flat roof dormer will be to the rear elevation of the dwelling and will not impact upon the street scene. Further the hipped roof and the design of the side elevation is considered to maintain the existing characteristics of the bungalow. The proposed roof extensions therefore do not result in demonstrable harm to the character and appearance of the existing dwelling nor the surrounding residential area.

The single storey extension to the front elevation would partly in-fill the recess to the front of the property, however it ensures that the existing appearance of the front elevation would still relate to the appearance of the existing dwelling.

RESIDENTIAL AMENITY

The proposed roof addition would increase the ridge height of the property but would maintain the pitched roof sloping away from the boundary and does not encroach on the existing distance to the boundary to that of the existing property, approximately 1.2m. Although the roof extensions would increase the scale of the roof they are not considered to give rise to demonstrable loss of amenity to the neighbouring property given the pitch of the roof sloping away from the boundary and the distance maintained by the proposed roof additions.

The rear dormer would maintain a distance of some 20m from the property to the east of the site No.3 Beehive Close and some 17m to boundary adjoining the site which is considered to be an adequate distance as to not result in unacceptable overlooking of the property to the rear of the site. The front dormers would overlook the open plan street scene and would not result in overlooking of private amenity areas of neighbouring properties.

SUMMARY

The proposed roof extensions are considered to significantly reduce the overall scale of the extension to that of the recently refused application FG/117/09 and therefore ensure that the extension maintains the character and appearance of existing dwelling and visual integration. The extensions are not considered to result in demonstrable loss of amenity to adjoining neighbouring properties and given the varying styles of properties to the south of the site the proposal is not considered to be out of keeping with the surrounding area.

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 roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV19 and GEN7 of the Arun District Local Plan.

- 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 at first floor level in the north or south walls of the roof extension 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 GEN7, DEV19 of the Arun District Local Plan.

- 4 This permission relates to the following approved, 1:1250 plan; 1:500 Site plan and 1:200 Roof plan Revision A; Section A-A; Drawing No. 10 B; 11 C; and 01;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 5 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

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.