

PLANNING APPLICATION REPORT

REF NO: FG/60/09/

LOCATION: 162 Littlehampton Road
Ferring

PROPOSAL: Erection of side extension and new gables to front elevation/rear elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed side extension will measure approximately 16.5m x 3.1m x 5.8m high (existing garage measures approximately 12.2m x 4.8m x 4.8m high, the flat roof addition to the rear of the garage measure approximately 5.4m x 5.5m x 2.6m high). The ridge height of the existing garage is being raised by approximately 1m and extending forward of the existing garage by approximately 0.8m. The 2 windows on the eastern elevation are to be removed and replaced by a single door. The retrospective proposal includes 2 gables above 1st floor windows to the front of the property and a gabled pitched roof above the existing 2nd floor flat roof dormer on the rear roof elevation.
SITE AREA	Approximately 0.2 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	There is an approximately 2 metre high red brick wall on the northern boundary and on the eastern and western boundaries to the front of the existing dwelling. The rear of the site is enclosed by approximately 1.8 metre high timber close board fencing. In many places there are large established trees.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which has a double gable roof dormer in the rear roof slope, forming a second floor bedroom. The elevation walls are brown brick and the main roof is hipped and tiled. There is a two storey flat roof projection to the front of the existing building alongside a projecting window which has a gable end roof above it and a painted render section below. There is a ground floor extension to the west elevation with a pitched roof that contains a bedroom with a rear facing dormer. To the rear of the building the roof

slopes down to the ground floor window heads and there are two dormers at first floor and one at second floor level. Work is currently under way on the construction of the proposed garage.

CHARACTER OF LOCALITY

The site is located alongside a main road which is lined on the south side by detached dwellings of two and three storey height. To the immediate east and south of the site there are detached bungalow dwellings which are part of Ancren Close. To the north of the site there is the main road followed by downland. A vineyard is directly opposite.

RELEVANT SITE HISTORY

FG/107/08/	Erection of side extension, new gables to front elevation & extension at rear including new dormers windows	Refused 03-09-2008 Appeal: Dismissed 22 04 2009
FG/140/08/	Erection of side extension and new gables to front elevation, extension to rear including new dormer window. (Resubmission following FG/107/08)	Refused 21-11-2008 Appeal: Dismissed 22 04 2009
FG/162/08/	Erection of side extension and new gables to front elevation and extension to the rear of the property - Revised application of FG/140/08	Refused 04-02-2009
FG/139/70	New kitchen and alterations to garage	Approve Cond 08-01-1971
FG/113/71	Covered way	Approve Cond 08-10-1971
FG/58/74	New room in roof with dormer at rear	Approve Cond 18-07-1974

FG/162/08: Erection of side extension and new gables to front elevation and extension to the rear of the property- revised application of FG/140/08. Currently at appeal.

REPRESENTATIONS**Representations received:**

Ferring Parish Council

Objection: The revised plans do not alter the fundamental principle that they do not relate sympathetically to the main dwelling or the surrounding area. The roof height of 6m above ground level would still have an overbearing affect on the adjoining premises. The development would lead to a precedent being set.

5 Letters of Support:

Support the proposed development. The Parish Council object to most applications in Ferring. This application should be judged on its own merits. The proposal will greatly improve the appearance of the house.

2 Letters of Objection:

Height of the garage will result in loss of light to the property of 1 Ancren Close. The outlook from the main window of 1 Ancren Close will directly look onto a brick wall at eye level. The extension protrudes into the rear garden making a brick wall and high tiled roof creating loss of light to No.1 and 2 Ancren Close. The proposed plan has failed to understand any increase in size will be detrimental to the bungalows in Ancren Close. No change to previous applications.

Comments on Representations received:

Comments noted. The proposed single storey extension maintains a distance of approximately 1.4m- 2.2m from the eastern boundary, therefore minimising unacceptable loss of amenity to the neighbouring properties.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Class A Road
Tree Preservation Order

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
	GEN11	Inland Flooding

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 or legislative background.

CONCLUSIONS

Principle

The proposed application is for a single storey extension to the rear and side of the property and retrospective gables to the front and rear existing dormers/windows. The site is located within the built-up area boundary, therefore development is acceptable in principle.

Comparison

The proposal follows three previous applications FG/107/08, FG/140/08 and FG/162/08 for side extensions to the property. All of which were refused for similar reasons, by reason of height and position, unacceptable overbearing onto neighbouring residential properties in Ancren Close and an unneighbourly form of development. The current proposal significantly reduces the scale of development to that of the previously refused schemes. The proposed pitched roof on the single storey side extension slopes away from the boundary to the east. The eaves height is approximately 2.2m high and the apex of the roof pitch will be some 3m distance from the eaves which will range from approximately 4.4m-5.2m from the boundary.

Residential Amenity

The proposal looks to address the previous reason for refusal in that the current proposal is for a single storey addition to the eastern elevation of the property which maintains a distance range of approximately 1.4m-2.2m from the boundary to the east which is brick wall approximately 2m high. The existing garage is approximately 4.8m to the ridge height with the proposal increasing the height to approximately 5.8m high. Although the width of the existing garage is slightly increased within the proposal, it is to extend to the width of the existing flat roof addition to the rear of the site. This maintains a distance range of approximately 1.4m-2.2m from the boundary of the properties in Ancren Close along with the pitched roof sloping away from the existing boundary, is considered to be acceptable in that it will not result in unacceptable overbearing affects upon the neighbouring properties within Ancren Close.

Visual Amenity

The single storey extension will have a pitched gable roof, and will match the height of the existing ground floor eaves height. The retrospective gable sections to the existing windows and dormers to the front and rear of the property alter the appearance of the dwelling but are not considered to have a negative impact on the appearance of the dwelling. The proposed works are considered to relate sympathetically to the design of the existing property. It is therefore considered that the proposed alterations will appear visually integrated to the existing building and the single storey nature and scale of development ensures subservience to the host dwelling.

Conclusion

The proposed gable sections above the existing windows and dormers are considered to relate sympathetically to the existing property and are considered to enhance the character and appearance of the existing property.

The previous proposal by means of its height and position was considered unacceptable as it would have resulted in unacceptable overbearing onto neighbouring residential properties in Ancren Close. This application omits a large section of roof extension shown on FG/162/08. The roof section omitted measures 9.2m high x 2.7m deep x 7.3m wide. The remaining roof will only relate to the side extension and will be some 5.8m high. It is considered that the extension as proposed would not now result in unacceptable overbearing onto the properties in Ancren Close.

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 building.

Reason: In the interests of amenity in accordance with policy 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

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.