

PLANNING APPLICATION REPORT**REF NO:** FG/69/08/**LOCATION:** 34 Elm Park
Ferring**PROPOSAL:** Proposed pitched roof rear extension to enlarge kitchen and living room, forming utility room and cloaks. Roof modifications to form two bedrooms and en-suite shower room. Construct pitched roof to the front bay window and to the existing garage.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

The proposed rear and roof extension measures approximately 7.8m in length, 7.1m in depth and 7.9m in height.

The two dormer windows each measure approximately 2.6m in length, 2.9m in depth by 2.3m in height.

The replacement garage roof measures approximately 5.6m in length, 5.6m in depth by 2.3m in height.

SITE AREA

Approximately 468 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Front boundary has dwarf brick wall, east and west side boundaries dwarf brick wall.

Rear boundary has hedging approximately 2m-4m in height, west side boundary close boarded fencing approximately 1.2m in height, east side boundary close boarded fencing + trellis approximately 1.5m in height.

SITE CHARACTERISTICS

Detached bungalow with bay window, attached flat roof garage on the west side, single storey extension on the rear with flat roof garden store. The walls have red brickwork, white PVCu windows with a brown tiled roof.

CHARACTER OF LOCALITY

Residential with predominantly detached bungalows of similar style and design.

RELEVANT SITE HISTORY

FG/40/83

Two bay windows

Approve Cond

06-04-1983

REPRESENTATIONS**Representations received:**

Ferring Parish Council

Ferring Parish Council

Objection - The Parish Council considers this proposal to be an undesirable, unneighbourly and overbearing development in an area of low rise properties which does not accord with the provisions of GEN7 (ii).

The three dormer windows on the side elevation overlook the house and garden of the adjoining property which does not accord with the provisions of GEN7 (iv).

1 Letter of Objection

The proposed development is completely disproportionate to the size of the existing property and the size of its neighbours. It is clearly in conflict with Policy GEN7.

Comments on Representations received:

Ferring Parish Council - Concerns regarding size and overlooking are noted and are dealt with in the conclusions section of this report.

The proposal is for a domestic extension and is to be assessed as such. Sufficient private amenity area is retained to both the front and rear of the property so as to avoid overdevelopment of the site. Substitute plans have been received which reduce the number of dormers on the east side elevation from three to two as it was felt that the third dormer window would cause unacceptable overlooking and loss of privacy to the neighbouring property No 36.

Noted - 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.

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

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 lies within a residential area comprising detached bungalows of a similar style and design and the detached bungalow is situated at the end of the cul-de-sac in the southern corner.

There is an existing single storey extension and wc extension on the rear which are to be demolished and the proposed rear extension will be the full width of the property and will project out into the rear garden area by approximately 3.3m which will create a breakfast area and extend the living room area. The roof height will be the same height as the existing roof line and this will create two bedrooms and a shower room in the roof void with the addition of two dormer windows on the east side elevation. The proposal also seeks to replace the existing flat roof garage on the west side elevation with a pitched roof that will link up with the existing property and construct a pitched roof over the existing flat roof bay window. The submitted plans also show the installation of two windows on the existing dwelling on the east side elevation and the addition of a roof light on the west side elevation. The installation of the windows on the existing dwelling are considered to be "Permitted Development" and these changes can be

implemented without the need for a planning application. Revised plans have been submitted which reduce the number of dormer windows on the east side elevation from three to two as it was felt that the third dormer window would cause unacceptable overlooking and loss of privacy to the neighbouring property No 36.

The neighbouring property to the rear No 29 is approximately 27m from the proposal. Due to the orientation of this property and hedging of approximately 4m it is not considered that the new window at first floor level would create any harmful overlooking or loss of privacy. The neighbouring property to the east No 36 is approximately 10m from the proposal and this property has a door and ancillary lounge window on the west side elevation of the property that fronts the proposal. The two dormer windows that front this property serve the bedroom and shower room. The shower room window will be obscure glazed and whilst it is accepted that there may be some oblique overlooking to this property it is not considered to be of a harmful nature to warrant a refusal. The neighbouring property to the west 'Highdown' which is sited approximately 3.5m from the proposal has a garage that is sited to the boundary with No 34. The proposal has no windows at ground floor level but there is a roof light on the west side elevation but it is not considered that the extension would detrimentally harm the occupiers of this property by way of overbearing effect, overshadowing, loss of privacy or overlooking.

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

Despite the inclusion of dormer windows to the 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. The design of the extensions has been carefully considered such that the development would not appear out of context with its surroundings.

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, the materials and finishes of the cheeks, face and roof of the dormer windows 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 to the shower/wc on the east side elevation of the extension shall at all times be glazed with obscured glass and shall consist of two lights divided horizontally with the lower light being permanently fixed and only the top light being capable of being opened.

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 This permission relates to the plans as submitted and amended by substitute plans dated 20th June, 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

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

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.

