

PLANNING APPLICATION REPORT**REF NO:** FG/73/11/**LOCATION:** 5 Foamcourt Way
Ferring**PROPOSAL:** Extension/alteration**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves the extension of the existing bungalow dwelling to the north side and the rear and an increase in height to allow for provision of a first floor. The ridge height of the dwelling will increase from approximately 5.7 metres to 6.8 metres.
SITE AREA	Approximately 1010 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear of the site is enclosed by approximately 1.8 metre high timber close boarded fencing.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling that has painted rough render elevation walls and a tiled, hipped roof. There is a single-storey flat roof extension to the rear.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac which is characterised by a mixture of detached bungalow and chalet type dwellings. There is a detached two-storey dwelling nearby to the east and detached chalet style dwellings behind the site to the south.

RELEVANT SITE HISTORY

FG/79/10/	Extension & alterations	Refused 21-07-2010
FG/150/10/	Extension/alteration (Resubmission following previous application FG/79/10)	Refused 29-11-2010 Appeal: Dismissed 07 03 2011

PAA/28/11/

Pre application for revised & reduced
extensions

Approve

10-05-2011

REPRESENTATIONS

Representations received:

Awaited.

2 letters of support (from same address): We live at the adjacent property and have no objection whatsoever. We reiterate that we fully support this application (following amendment).

2 letters of objection (duplicate of 1 letter re-submitted following amendment of plans): The proposed two-storey building is an imposing and overbearing structure. The development is out of character. No. 7 is a two-storey dwelling but is further away from the road with a long front sloping roof and this building blends in. The proposed building is closer to the road and rises to two-storey height almost immediately. The site would be fronted by the parked cars. No. 3 would be dwarfed and overshadowed. Would be far too big for the plot frontage.

Comments on Representations received:

Noted. The occupants have No. 3 Foamcourt Way have written in to support the application. It is not considered that the proposal will result in a building that is overly prominent or overbearing towards the character of the area or towards neighbouring properties. The conclusions of this report contain a full assessment of potential impacts upon the character and appearance of the surrounding area and the amenities of neighbouring residents.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[DEV19](#)

Built-up Area Boundary
The Form of New Development
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 conflict with relevant Arun District Local Plan Policy DEV19 in that it does not maintain visual subservience towards the existing dwelling.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background, namely that, although not achieving visual subservience towards the existing dwelling, the scale of the works is considered to be in-keeping with neighbouring dwellings and are considered to be acceptable for a site of this size. Further, the bulk added to the dwelling as a result of the extensions is spread around the side and rear of the existing dwelling, ensuring an even distribution and preventing them from appearing overpowering.

CONCLUSIONS

PRINCIPLE: The site of the proposal is located within the built-up area where the overall principle of development is acceptable subject to it satisfying relevant planning policies. For an application of this nature, the main considerations are contained within Arun District Local Plan Policies GEN7 and DEV19 which seek to ensure that development does not have an adverse impact upon the character and appearance of the surrounding area or upon the amenities of neighbouring residents. Any extension should also integrate effectively with the existing building. There are no special designations attached to the site.

CHARACTER & APPEARANCE: It is noted that previous applications to increase the size of the dwelling have been refused by the Council and dismissed by the Planning Inspectorate, the principle concern being the increase in the height and bulk of the dwelling creating an overly dominant building and detracting from the character and appearance of the surrounding area. This application was submitted to overcome the concerns of the previous scheme. However, Officers did not consider that the changes went far enough and further reductions have taken place which are reflected in the scheme before members.

In taking these actions, the applicant has sought to address concerns raised over the bulk, mass and scale of the extensions by way of reducing the height of the proposed extensions, reducing the bulk of the works through substituting a sussex-hipped end to the eastern elevation with a hipped roof end, which slopes away from the site boundary and is more sympathetic to the setting of the bungalow at No.3 Foamcourt Waye as the eastern elevation is now single rather than two-storeys. It is considered that, cumulatively, these measures have successfully responded to concerns over the dominance of the dwelling through reducing the bulk and mass of the extended dwelling allowing it to exhibit a more sympathetic relationship both towards the street scene as well as neighbouring properties.

The dwelling frontage will not advance any further towards the road, with the bulk of the extension being concentrated to the rear. Although the dwelling frontage will be widened, extending closer to the eastern site boundary, this will be comparable with neighbouring dwellings which occupy close to the full width of their respective plots. It is therefore considered that the proposed works will not have an adverse impact upon the street scene or the character and appearance of the

surrounding area in which a variety of building scales and designs are present.

DESIGN & SCALE: It is accepted that the proposal conflicts with Arun District Local Plan Policy DEV19 in that it would not appear visually subservient towards the existing dwelling. This is primarily due to the overall increase in height that will result. However, it is considered that there are other material considerations that would support recommending the application for approval. These are that the existing dwelling is relatively small, particularly in proportion to the site it is located on, and the site therefore has the capacity to accommodate an extension of this scale without there being a significant loss of amenity space. Also, the height increase, at some 1.1 metres is not considered to be significant and the resultant ridge height will be comparable to the neighbouring property to the west, No. 7 Foamcort Way. Further, the increase in the bulk generated by the extension is distributed over the side and rear of the dwelling, ensuring that it is spread evenly and preventing it from appearing overly dominant.

The design itself ensures that the various extensions made visually integrate with one another and the existing dwelling, preventing a cluttered or disorganised appearance.

RESIDENTIAL AMENITIES: It is acknowledged that the neighbouring property to the east, No. 3 Foamcourt Way, is a shallow pitched bungalow dwelling, which has a lower ridge height than the majority of dwellings on the street, including No. 5 Foamcourt Way. However, although the height of the existing dwelling will be increased, it is considered that this will not be by a substantial amount and it will not lead to the dwelling having an unacceptable overbearing presence or result in an adverse level of overshadowing towards neighbouring sites. It should be pointed out that the occupants of No. 3 Foamcourt Way have written in to support the application. It should also be noted that no concerns relating to overbearing or overshadowing impacts were raised in the previous application, FG/150/10/ which was for a larger extension.

Views from ground floor windows towards neighbouring properties will be obstructed by existing site boundary treatment. First floor windows on the eastern and western elevations will look towards a flank wall at No. 3 Foamcourt Way and the front driveway of No. 7 Foamcourt Way respectively and these views are not considered to be intrusive. Rear facing first floor windows will look towards the far end of the site, which has a large rear garden, and it is considered that the distance maintained between them and properties that back onto the site is sufficient to prevent harmful levels of overlooking.

SUMMARY: It has been demonstrated that the application has addressed reasons for refusal made in previous applications through reducing its overall bulk, scale and mass and that the proposed works will not adversely impact upon the character and appearance of the surrounding area or the amenities of neighbouring residents.

It is therefore recommended that the application is 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 development hereby approved shall be carried out in accordance with the following approved plans:-

10/3694/1 Revision C;
10/3694/2 Revision C;
10/3694/3;

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.

- 3 The first floor windows serving the en-suite's on the eastern elevation and the bathroom on the western elevation of the dwelling shall at all times be glazed with obscured glass and fixed to be permanently non-opening except over 1.7 metres above floor level.

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

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level or above in the eastern or western elevation of the extension hereby permitted 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 GEN7, DEV19 of the Arun District Local Plan.

- 5 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policy DEV19 of the Arun District Local Plan in that the proposed extensions will not be visually subservient towards the existing dwelling due to the resultant increase in height, there are material considerations which indicate that it can be granted. These material considerations are that the increase in height is relatively modest, the site can comfortably accommodate an increase in the size of the dwelling and the bulk and mass of the extension will be evenly distributed around the side and rear of the existing dwelling.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

This paragraph is to comply with Article 31 Development Management Procedure Order 2010