

**PLANNING APPLICATION REPORT**

**REF NO:** FG/75/10/

**LOCATION:** 3 The Poplars  
Ferring

**PROPOSAL:** Demolish existing conservatory; pitched and flat roof extension and internal alterations

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The single storey rear extension would measure approximately 5.3m x 3.6m x 4.2m high.                                                                                                                 |
| SITE AREA                   | Approximately 260 square metres.                                                                                                                                                                      |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                   |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                    |
| TREES                       | None affected by the proposed development.                                                                                                                                                            |
| BOUNDARY TREATMENT          | Front enclosed by varying hedging, approximately 1.5m high. Rear enclosed by timber fencing approximately 1.8m high.                                                                                  |
| SITE CHARACTERISTICS        | Semi detached single storey dwelling, red brick elevations, hipped red tiled roof. Flat roof porch to side elevation and conservatory to the rear.                                                    |
| CHARACTER OF LOCALITY       | Sited within a residential area. Properties surrounding a communal green area. Mix of types and styles of predominantly single storey dwelling. Many of which have had extensions of a similar scale. |

**RELEVANT SITE HISTORY**

None

**REPRESENTATIONS**

**Representations received:**

Awaited.

**Comments on Representations received:**

None

**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: | <a href="#">GEN2</a>  | Built-up Area Boundary                       |
|                           | <a href="#">GEN7</a>  | The Form of New Development                  |
|                           | <a href="#">DEV19</a> | 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 proposed application seeks permission for a single storey rear extension in place of an existing conservatory. The proposed addition would increase the footprint of the existing structure, however it would only increase the width by 1.2m and depth by 0.5m therefore still maintaining visual subservience to the host dwelling. The addition would be to the rear elevation of the dwelling and therefore would not be viewed within the street scene.

The proposed addition would be partly pitched roofed with a flat roof section adjoining the boundary matching the height of the existing porch to the north elevation. The proposed addition would extend the flank wall abutting the boundary with No.2 The Poplars, however given its single storey nature the proposal is not considered to give rise to unacceptable loss of amenity to the neighbouring property by way of the overbearing affect or loss of light. The proposal includes a window within the north elevation which is to be obscure glazed, and given its high level is not considered to result in overlooking of the neighbouring private amenity 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 This permission relates to the following approved plan;  
Drawing No. 1910:1.

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 window on the north wall of the extension hereby permitted abutting No. 2 April Close shall at all times be glazed with obscured glass.

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

- 4 **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.