

PLANNING APPLICATION REPORT**REF NO:** FG/76/10/**LOCATION:** 102 Sea Lane
Ferring**PROPOSAL:** Single storey side extension**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is for a single storey extension to the side of the property, 10m x 2.9m, with a pitched roof.
SITE AREA	0.07 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	0.6m high brick wall to front. 1.8m larch lap fencing to side.
SITE CHARACTERISTICS	Two-storey detached dwelling. Red multi brick with a red plain concrete tile roof. Existing single storey side extension to the north. Lay-by to front of property. Access and double garage from St. Malo Close.
CHARACTER OF LOCALITY	Residential - Modern 2-storey flats to the north. Ancillary windows in side elevation at ground and first floor level. Bungalow to the south.

RELEVANT SITE HISTORY

FG/123/07/	Removal of substandard single storey extensions to north side of property and erection of new single storey extension under pitched roof, to provide utility room, shower room, study & porch. Provision of en suite shower room to master bedroom in main house.	Approve Cond 20-09-2007
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REPRESENTATIONS**Representations received:**

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Class 'C' Road

DEVELOPMENT PLAN POLICIES

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

The site lies within the built-up area as defined in the Arun District Local Plan where the principle of development is acceptable subject to normal development control criteria being met.

The proposal is for a single storey side extension to the north of the property. An existing, slightly smaller, flat roof extension is to be demolished.

The proposal will have little effect on the visual amenities of the area, except for the addition of the pitched roof which will mean it will appear better integrated with the existing building.

The proposal will have little more effect on the residential amenities of the next door neighbours as the pitched roof is pitched away from those properties.

It is therefore recommended that the application be approved, subject to the conditions set out below.

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 plans 9093/02R3.

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

- 3 No part of the guttering shall overhang the boundary as agreed by the applicant's agent on 7th July 2010.

Reason: For the avoidance of doubt.

- 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: GEN7, GEN2, 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.