PLANNING APPLICATION REPORT

REF NO: **FG/76/11/**

LOCATION: 15 Ferringham Lane
Ferring

PROPOSAL: Proposed new wall to front of property & new timber car port. Re-submission following planning application FG/20/11

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. As above. The proposal involves the erection of an open-sided car port measuring approximately 5.6 metres in length by 4.2 metres in width and 3.9 metres in height and provision of a 1.5 metre high wall and gates along the front (southern) boundary.
SITE AREA	Approximately 930 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat although there is a steep sided ditch that runs across the site to the front of the dwelling.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is currently enclosed by temporary metal hoarding as building works are currently being undertaken.
SITE CHARACTERISTICS	Construction works are currently being undertaken at the site with a new detached bungalow dwelling being erected. Work appears to be nearing completion.
CHARACTER OF LOCALITY	The site is located on a road which is lined by detached dwellings of a mixture of designs and scales that are set back from the road with front amenity spaces and grass verges alongside the highway. The buildings are arranged in a generally linear fashion. There is a restaurant/bar directly opposite the site and a parade of shops nearby to the east.

RELEVANT SITE HISTORY

FG/20/11/	Proposed new wall to front of property & new timber car port	Refused 28-04-2011

REPRESENTATIONS

Representations received:

Ferring Parish Council

The parish Council considered this revised application and decided to maintain its objection to the proposed wall on the grounds that its appearance would be inappropriate to the road scene and its placement would be out with the perceived building line of adjacent properties to the east where front fencing is placed to the north of the associated ditch.

Comments on Representations received:

Noted and agreed.

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	Built-up Area Boundary
	GEN7	The Form of New Development

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 Arun District Local Plan Policy GEN7 in that it would introduce incongruous features to the front of the dwelling, in the form of the proposed car port and wall, that would compromise the open and spacious appearance of the surrounding area by way of their
unsympathetic positioning.

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 proposal involves the erection of a carport and wall to the front of the existing dwelling. A previous application for a carport and wall to the front of the site was refused as it was felt that the introduction of substantial built features to the front of the dwelling would compromise the open and spacious characteristics exhibited to the frontages of neighbour dwellings which defines the character and appearance of the surrounding area.

Where the grass area immediately adjacent to the road is enclosed this is achieved through hedging or timber post and rail fencing and it is considered these low key features do not compromise the general green, open and spacious character and appearance of the surrounding area. It is considered that the proposed wall, by reason of its bulk and scale, would not enjoy this sympathetic relationship with its surroundings.

Whilst it is noted that the applicant has sought to reduce the visual impact of the carport by reducing its height and leaving it open-side, it is considered that it would still have a visual impact that would be sufficient to disrupt the open and spacious character of the surrounding and to appear as an incongruous feature.

It is therefore recommended that the application is refused, for the following reasons.

RECOMMENDATION

REFUSE

1 The proposed carport would form incongruous feature in the locality due to its positioning close to the highway in an area where dwellings and associated buildings are set back from the road. This would be to the detriment of the open and spacious character and appearance of the surrounding area. It would therefore conflict with policy GEN7 of the Arun District Local Plan.

2 The introduction of a wall of this scale at this proximity to the highway would detract from the pleasant open character and appearance of the surrounding area in conflict with policy GEN7 of the Arun District Local Plan.