

PLANNING APPLICATION REPORT**REF NO:** FG/79/09/**LOCATION:** 58 Elm Park
Ferring**PROPOSAL:** Loft extension, replacement conservatory and garage extension (re-submission following previously approved FG/23/09)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed amendments increase the eaves of the property to approximately 3m high and the ridge height to approximately 7.3m high.
SITE AREA	Approximately 511 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf brick wall to the front of the property approximately 600mm high.
SITE CHARACTERISTICS	Detached single storey property. Red brick walls, hipped red tile roof with gable section. Flat roof garage to the side of the property. Open porch to the front of the property.
CHARACTER OF LOCALITY	The site is located within a cul-de-sac. Characterised by residential bungalows, many of which have been extended. Neighbouring property to the south has extensions to the rear and dormer window within the front elevation.

RELEVANT SITE HISTORY

FG/23/09/	Loft extension, replacement conservatory and garage extension.	Approve Cond 16-04-2009
FG/54/09/	Loft extension, replacement conservatory and garage extension, scheme 2.	Refused 10-06-2009

REPRESENTATIONS**Representations received:**Ferring Parish Council
Comments 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:	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 or legislative background.

CONCLUSIONS

The proposed application seeks permission for amendments to the previously approved application FG/23/09. The overall increase of the height of the proposal to that existing will be approximately 300mm.

The proposed 1st floor fenestrations will face the front and rear of the property with only oblique

views available of the rear gardens of the neighbouring properties. The views from ground floor windows will be screened by the existing boundary treatment, therefore the development is not considered to result in demonstrable loss of amenity to the neighbouring properties by way of overlooking.

There are other examples of a similar design within the street scene to that proposed, namely No.s 10, 14, and 56. Further the adjoining property No.60 is in the process of constructing a roof extension with dormers.

The increased height of the property by approximately 300mm will be visible within the street scene, however it is not considered to detract from the character and appearance of the street scene. The proposal is therefore not considered to give rise to unacceptable loss of amenity to the neighbouring property by way of overbearing affect or loss of light. The amendments appear to be acceptable in that the development will continue to relate to the character of the existing dwelling and will not be out of keeping with the neighbouring properties particularly given that they are of similar design.

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 shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 3 **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

FG/79/09/

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.