

PLANNING APPLICATION REPORT

REF NO: FG/7/11/

LOCATION: 39 West Drive
Ferring

PROPOSAL: Front dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 650 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front boundary is marked by approximately 1.5 metre high timber fencing. The northern and eastern boundaries are marked by approximately 1.8 metre high timber fencing, which steps down to approximately 1 metre in height to the front of the dwelling. The southern boundary is marked by an approximately 1.8 metre high brick and painted render wall.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has painted white render elevations and a tiled, pitched roof with a gable end to the front. There is brown tile hanging installed above the window heads on the front elevation. There is a detached gable roofed garage on the southern boundary which is set back behind the dwelling. At the time of the site inspection a single-storey flat roof extension to the rear and extensions to the sides of the original roof were largely completed. These works would qualify as permitted development.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by a linear arrangement of detached bungalow dwellings which are set back from the road, with grass verges alongside the highway to the front. This creates an open and spacious appearance to the surroundings.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Ferring Parish Council

FERRING PARISH COUNCIL:

Objection. the proposed balcony over the rear extension would give rise to overlooking of neighbouring properties.

SECOND CONSULTATION FOLLOWING REMOVAL OF BALCONY FROM PROPOSAL:

The parish Council formally withdraws its objection to this application.

ONE LETTER OF OBJECTION:

Object to the construction of a balcony as I am concerned it will have a view into my downstairs bedroom.

Comments on Representations received:

Noted. The applicant has submitted revised plans which no longer include provision of a balcony to the rear.

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 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 dormer will alter the appearance of the front of the dwelling due to its positioning on the front roof slope. However it is of a modest scale and it is noted that there are nearby properties with far larger and less sympathetically designed dormers and the proposal is not considered to appear out-of-keeping with its surroundings. It is noted that it is only due to its location to the front of the dwelling that the dormer requires permission.

The aforementioned modest scale of the proposed dormer will ensure that it maintains visual subservience towards the existing dwelling and will not dominate the front roof slope. Further, the design of the dormer is considered to create a visually integrated appearance with its pitched roof and gable end complimenting features of the existing dwelling.

The proposed dormer will not increase the height or footprint of the existing dwelling and its only window will look out towards the highway. As such, it is considered that it would not appear overbearing or have the potential to cause unacceptable harm towards the amenities of neighbouring residents by way of overlooking or overshadowing.

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:-

Block Plan;
HA/02 Revision A (dated 23.3.11);

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

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 31 and full reasons appear in the Officer report.