

PLANNING APPLICATION REPORT

REF NO: FG/89/10/

LOCATION: 59 Singleton Crescent
Ferring

PROPOSAL: Demolition of existing single storey rear utility room. Construction of rear single storey Garden Room. Internal alterations and Loft conversion.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The rear extension would measure approximately 7.4m in width x 3.1m in depth x 2.7m high. The roof lantern would measure 4.5m in width x 2m in depth x 3.5m in height from floor level.
SITE AREA	Approximately 435 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Rear of the site enclosed by timber fencing approximately 1.8m high and varying sections of wire mesh fencing approximately 1.6m high.
SITE CHARACTERISTICS	Detached single storey dwelling. Red brick elevations, half hipped red tiled roof. Detached garage to the rear and driveway to east side of dwelling.
CHARACTER OF LOCALITY	Sited within a residential area, mix of semi detached and detached bungalows. No.55 has an existing Conservatory to the rear elevation. Railway line and open fields to the north of the site. Garage close to west boundary of site. Flat roof dormers to rear elevations and roof extensions to various dwellings to the east of the site.

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

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

PLANNING

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

PLANNING

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 formation of living accommodation within the roof space to include 2No. roof lights to the rear roof slope is considered to be permitted development by virtue of The Town and Country (General Permitted Development) Order 2008.

The proposed application seeks permission for a single storey rear extension with a roof lantern above and an obscured glazed window at 1st floor level within the east elevation of the dwelling. The proposed additions would be to the rear and side elevations of the dwelling and therefore

would not be readily visible within the street scene.

The single storey addition would maintain a distance of approximately 1m from the west boundary of the site and some 2.7m from the east. These distances coupled with its single storey nature are considered to be more than acceptable distances to ensure that the extension would not impact upon the private amenity of the adjoining sites by way of the overbearing affect or loss of light.

The proposed windows within the east elevation at 1st floor level is to be obscure glazed which is considered to mitigate unacceptable overlooking of the adjoining dwelling No. 61 Singleton Crescent. It is however considered prudent to attach a condition requiring this window to remain obscure glazed at all times.

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;
1:1250 Location Plan; 1:500 Block Plan; Drawing No. SC-E01; SC-P01; SC-E02; SC-P02 and SC-P04

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 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 DEV19 and GEN7 of the Arun District Local Plan.

- 4 The window hereby approved at 1st floor level on the east elevation of the building 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.

- 5 **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.