

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FG/100/21/HH

LOCATION: 112 Littlehampton Road
Ferring
BN12 6PL

PROPOSAL: Erection of conservatory to rear

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for a pitched roof rear conservatory with a floor area of 4m by 4m and an eaves height to match the existing dwelling. The conservatory would be constructed of render and brickwork at its base to match the existing dwelling. It would be positioned 11.6m from the rear boundary, 6m from the western boundary and 1m from the eastern boundary. The door opening would be on the west side.
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REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[Ferring Neighbourhood Plan 2014 Policy 1A](#) A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1A of the Ferring Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to this being suited to an urban setting.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear and will have limited impact on the street scene and the wider area given its position and limited height. The roof may be glimpsed in the street scene from Langbury Lane, but it would be readily assimilated into the backdrop of rear elevations. In any case conservatories can be built under PD (Permitted Development) so this could be permitted without planning permission.

The lower portion of the conservatory matches the existing walls of the host dwelling and given its limited dimensions it will be well-integrated. Due to these factors, the conservatory is considered to appear subservient to the host dwelling. Conservatories are exempt from the need for matching materials to the host dwelling under Permitted Development Rights Class A A3(a).

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also, section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The rear conservatory doesn't have a significant impact on neighbouring properties due to its position away from the rear and western boundaries. The closest elevation to a boundary is the eastern elevation which is 1m from the boundary, but given that the roof would be glazed and would pitch away from the boundary and that the eaves is no higher than the dwelling there will be no materially harmful effects to the neighbour at the east.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL Liable therefore developer contributions towards infrastructure will not be required (dependant on any exemptions or relief that may apply).

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:

Existing Plans 221/621/2
Proposed Plans 221/621/3
Site and Roof Plans 221/621/1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.