

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

REF NO: FG/101/19/HH

LOCATION: 9 Greenways Crescent
Ferring
BN12 5EF

PROPOSAL: Porch to front and Loft conversion works including provision of two dormer windows to the front elevation and one dormer to the rear elevation. Re-roofing remainder of property and replacement of soffits, fascias and guttering. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
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RELEVANT SITE HISTORY

FG/120/17/NMA	Application for a non- material amendment following the grant of FG/194/15/HH to replace entire roof covering at time of proposed works including replacment of all fascias, soffits, guttering, ridge verges & valleys.	Approve 02-10-17
FG/82/16/NMA	Application for a non- material amendment following the grant of FG/194/15/HH to increase the height of the rear dormer by 15cm.	Approve 27-05-16
FG/68/16/NMA	Application for non-material amendment following planning permission FG/194/15/HH to extend the width of the rear dormer & increase its height	
FG/194/15/HH	2 No. dormer windows to the front elevation , 1 No. dormer window to rear elevation & enclosed porch to front elevation.	ApproveConditionally 13-01-16

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council

Having consideration for the size of the plot and the impact on neighbours, the large rear dormer is considered to constitute over-development. The rear dormer, by nature of its size and scale, would be overly dominant and disproportionate to the plot size contrary to Policy D DM1.
Ferring Parish Council therefore object to this application for the reasons stated.

One letter of no objection on the grounds that it would not impact the road or the privacy of the neighbours.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 & 3 of the East Preston Neighbourhood 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 D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY

The proposed rear dormer window will measure 9.9m in width, 2.85m in height and extend a maximum of 4.2m from the rear roof slope. It is intended for the proposal to be constructed from materials which will

be similar in appearance to those used in the construction of the original dwellinghouse which will ensure that the proposed dormer will appear well integrated to the host dwelling. A dormer of similar size and scale has been constructed to the rear of 8 Greenways Crescent. The proposed rear dormer is large it has been measured as creating 59.2 m³ in additional roof space beyond that of the original dwellinghouse and as such would not fall under permitted development but is not considered to be detrimental to the application.

The proposed 2 No. front dormers will measure approximately 2.2m in width with gables extending to approximately 0.15m below the existing ridge height. No other dwellings within Greenways Crescent feature dormer windows on the primary elevation. Despite the absence of dormer windows on the primary elevation of neighbouring properties this proposal is not considered to conflict with D DM1 or D DM4 of the Arun District Local Plan. This determination has been made given the location of the property and the level of boundary screening present forward of the primary elevation which will prevent the dormer windows from appearing overly dominant within the street scene when entering the cul-de-sac. When viewing the application site from the west it is considered that the dormer windows will be partly screened by the existing chimney reducing their presence within the street scene. Therefore, the proposed front dormer windows are not considered to detrimentally impact upon the established character of this area.

The proposed porch will extend 1.6m from the primary elevation of the original house, bringing the porch level with the existing forward projection. The proposed porch will have a width of approximately 2.8m. The porch is shown as being constructed from brick to a height of approximately 0.7m with a uPVC frame and glazing above to a height of 2.65m. Whilst, the porch will project forward of the primary elevation, it will not extend beyond the forward most projection and as such is considered to appear subservient to the host dwelling. therefore, due to the location of the property the proposed porch will not adversely impact upon the established spatial pattern of the street scene.

RESIDENTIAL AMENITY

The proposed front dormers, rear dormer and porch extension are not considered to give rise to any unacceptably adverse overshadowing or overbearing impacts upon the residential amenity of neighbours due to their size and location.

The front dormer windows and porch are not considered to give rise to any unacceptably adverse overlooking due to their position forward of the primary elevation, which is already set forward from the other bungalows in the locality and the level of boundary screening present at the site.

The rear dormer is not considered to give rise to unacceptably adverse overlooking, this determination has been reached due to the rear boundary of the site abutting the Little Twitten Recreation Ground, with overlooking of 8 East Mead and 8 Greenways Crescent being avoided due to the orientation of the plots ensuring that only views of the northern end of the rear gardens will be visible.

SUMMARY

It is recommended that planning permission is granted subject to the below 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), Article 1 of

the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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.

RECOMMENDATION

REFUSE

- 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 Rev: A
- Existing and Proposed Floor Plans Rev: A-Doors to porch
- Existing and Proposed Roof Plans Rev: B - Increase in rear dormer height
- Proposed Elevations Rev: C - Flat roof to porch

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.