

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

REF NO: FG/102/18/HH

LOCATION: 29 Beehive Lane
Ferring
BN12 5NR

PROPOSAL: Two storey rear extension & single storey side extension for new garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey rear extension and a single storey side extension.
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RELEVANT SITE HISTORY**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Parish Council have not yet provided comment

1 letter of objection from a nearby occupier

- The development is overbearing
- There will be a negative impact on neighbouring property due to overlooking
- Number of windows on north side is doubled
- It should be conditioned that the tree at the end of the garden is retained.

CONSULTATION RESPONSES RECEIVED:

Noted and considered in conclusions section.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As per policy SDSP2 of the Arun Local Plan the key policies considered are DDM1 and DDM4 of the Arun District Local Plan and Policy 1A of the Ferring Neighbourhood Plan.

The site has no previous history and is located within a residential area with a mix of housing styles and types.

DESIGN AND VISUAL AMENITY

The development proposes a two storey rear extension and a single storey side extension and as such part of the proposal will be visible from the street scene.

The side addition will replace an existing garage and be re-sited slightly forward to sit in line with the front elevation of the dwelling with materials to match that of the existing dwelling.

Due to the large scale of the development comprising the proposed re-sited garage and two storey rear extension it is not considered to be subordinate to the main dwelling. It therefore conflicts with policy DDM4 (b) of the Arun District Local Plan.

However, whilst the proposal is not subordinate, the bulk of the development is situated to the rear of the dwelling and as such the impact on the street scene is acceptable.

The existing dwelling is already two storey and the proposed extension does not extend beyond the neighbouring properties to the rear. This does not alter the relationship with the two neighbouring properties which are bungalows. The development as whole is not considered harmful to the amenity of the area and in accordance with DDM4 (e) of the Arun District Local Plan.

RESIDENTIAL AMENITY

The proposal seeks to construct a side extension which would have a maximum height of 2.85m due to a front pitch which then reduces to a flat roof with 2.5m height. It would have a depth of 5.5m and a width of 2.8m. Whilst it sits relatively close to the boundary line to the east, there are no proposed windows and due to its location and size it is not considered to give rise to any overbearing impacts or loss of light.

The proposal also seeks to construct a two storey rear extension which would also alter the shape of the roof. The existing roof has a steep pitch to the rear elevation with eaves nearing single storey level with a dormer. The proposal would extend the rear of the property to create a two storey extension to a depth of 4.95m. The dormer will be removed and a hipped roof will be constructed to match the eaves and ridge height of the existing dwelling.

The proposed rear extension will be two storey whilst the adjacent properties are single storey. However the proposal does not extend further than the neighbouring properties rear elevation.

Whilst the height would increase to the rear, the height of the host dwelling already exceeds the dwellings to either side. Due to this and the siting of the development and the neighbouring properties, the extension is not considered to give rise to any overbearing impacts.

Two windows will be installed to the rear elevation and due to their location they are also not considered

to give rise to any overlooking or loss of privacy with neighbouring properties. There is also 14.5m retained to the rear with sufficient planting and further distance so as to reduce any overlooking impacts with properties to the north in Little Paddock.

Whilst the development is of a large scale due to the siting and design it is not considered that the proposal will give rise to any overlooking, overshadowing or overbearing impacts upon the neighbouring amenity and is in accordance with DDM4 c. of the Arun District Local Plan.

SUMMARY

As a whole the proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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.

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:
 - Proposed floor, elevation and roof plan - 2293/01/02
 - Block plan, existing, floor and elevation plan - 2293/01/01
 - Proposed first floor plans - 2293/01/04

- Proposed ground floor plan - 2293/01/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.