

Recommendation Report for Prior Notification for Householder Extension

REF NO: FG/104/20/PDH

LOCATION: 50 Ocean Drive
Ferring
BN12 5QP

PROPOSAL: Notification under extended permitted development rights for a single storey flat roof extension measuring 8m from beyond the rear wall of the original dwelling house, with maximum height of 3.10m and eaves height of 3m

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Notification under extended permitted development rights for a single storey flat roof extension measuring 8m from beyond the rear wall of the original dwelling house, with maximum height of 3.10m and eaves height of 3m
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REPRESENTATIONS

One letter of objection to the application on the following grounds:

- Large scale nature of the proposal.
- Potential for noise pollution
- Not in keeping
- Traffic concerns
- Lack of consultation

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. It is considered that as a result of the separation distance and maximum height of the extension it will have an acceptable impact on the amenity of neighbouring occupiers. Issues concerning noise and traffic disturbance coming from application property are not material considerations to the determination of this application. The proposals has been advertised in line with requirements.

DEVELOPMENT PLAN POLICIES**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 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

Due to its siting at the rear of the host dwelling, there will be few available views of the extension from the public realm, as the proposal is screened by built form, and boundary treatment. The extension appears subservient to, and acceptably integrated with the host dwelling, resultant of its limited height. This is assisted through the use of materials to match that of the existing dwellinghouse.

The application is considered accords with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in a harmful overshadowing or overbearing impact upon occupiers of neighbouring dwellings. The maximum height of the rear extension is 3.1m with the majority of the extension is at a height of 3m, and is a sufficient distance from neighbouring dwellings to prevent a harmful impact. Due to the single storey development, it is not considered to result in a loss of privacy to occupiers of neighbouring dwellings.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

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.

RECOMMENDATION

NO OBJECTION

- 1 INFORMATIVE: For the avoidance of doubt the approved details are:
 - Block Plan dated 9 September 2020
 - Planning application form dated 6 September 2020. Section 5 Description of Works