

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

REF NO: FG/10/21/HH

LOCATION: 30 Sea Lane
Ferring
BN12 5DY

PROPOSAL: Single storey side and rear extension following demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey side and rear extension following demolition of existing garage.

The materials used to construct this dwelling are similar to those used at the host dwelling. The walls will be a white painted render, the roof will be plain concrete tiles. The windows will be white UPVC, whereas the doors will be white powder coated aluminium bi-fold doors.

This development will sit 6.14m to the northern boundary, 20.16m to the east, 1.2m to the west and 7.33m to the southern boundary.

At the southern elevation the extension will be 6.62m in length with a height of 3.81m, there will be one window and door at this elevation. At the northern elevation the extension will be 3.5m in length with a height of 3.81m with one window. The western elevation will see the extension to have a height of 3.75m and length of 15.64m with two windows and one door. At the east elevation you can see the extension from the left and the right behind the host dwelling. The left side, the extension has a height of 3.18m and length of 1.5m. Whereas the right side has a height of 3.18m and length of 1.86m.

REPRESENTATIONS

No comments from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan and 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.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear and side of the host dwelling and will be visible to from the street scene and wider area, due to it's side location. Although this development will be visible to the street scene there is a significant boundary of 20.16m to the east and due to the single storey nature and use of similar materials there will be a limited impact on the character and appearance of the area.

The development has a maximum height 3.81m, which meets the south, north and east elevation of the host dwelling. This development used similar materials to match the existing dwelling such as the walls, windows and doors, resulting in the development being well-integrated. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

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 single storey rear and side extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary. The proposal has significant boundary distances at all elevations ranging from 20.16m at the eastern boundary to 1.2m at the west. Due to these significant boundaries there will be minimal impacts by way of overshadowing/overbearing effects on any

neighbours due to it's boundary and single storey nature.

With regard to potential for loss of privacy the openings, such as windows and doors have a significant boundary and do not provide any overlooking onto neighbouring property. Due to the single storey nature of this development there will be minimal aspects for overlooking as the windows and doors will only be able to look out onto the properties private amenity space.

The development 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

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:
 - Block and roof plan 5065/5
 - Proposed elevations 5065/2

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.