

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

REF NO: FG/112/21/HH

LOCATION: 46 Ferringham Lane
Ferring
BN12 5LU

PROPOSAL: Erection of a detached single garage, front wrap around crown roof and internal remodelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a wrap around crown road. A detached pitched roof garage will also be constructed to the front garden.
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REPRESENTATIONS

Ferring Parish Council have provided no response.
No representation was received 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
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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan.

Ferring has a made Neighbourhood Plan with policy 1A of relevance to the application. The proposal complies with this, being located within the BUAB.

DESIGN AND VISUAL AMENITY

The dwelling has an existing wrap around extension with a flat roof and the proposal seeks to alter the roof from flat to form a crown roof.

The alteration would be readily visible from the street scene however is modest in size, with the height increasing by approximately 1.1m to 3.35m. With around 27m retained to the front boundary, the alteration will not appear unduly dominant upon the front elevation of the dwelling and would not result in harm to the character or appearance of the area and is acceptable.

The alteration to the roof would appear subservient to the dwelling as a result of its visual integration with the dwelling in terms of siting, massing, form and scale. The eaves height would match that of the host dwelling, along with the materials.

There would be a rooflight to the western side however it would not significantly alter the appearance of the front of the dwelling and would not appear out of character in the area.

The Arun Design Guide explains in section M that alterations to the roof profile should not detract from the character and appearance of the dwelling house or wider area in any case. The alterations to the roof profile are acceptable as they would not have an adverse impact on the dwelling or on the character of the area.

A garage is also proposed, forward of the principle elevation. This will be detached from the dwelling and located 15m behind the front boundary of the property. There is a brick wall which curves around the entrance of the site and with sufficient planting, much of the view of the garage will be screened from the street scene and therefore whilst it adds some bulk to the property, this is not considered significant and is acceptable.

The proposal complies with Policy DSP1, Policy D DM1 and Policy D DM4 of the Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The alteration of the wrap around extension to form a crown roof, will increase in height of the roof, however the increase is modest and given the aspect of the development site and the host dwellings' relationship with neighbouring dwellings, the roof alteration would not result in overbearing or overshadowing upon neighbouring properties.

There is one additional ground floor window proposed in the western elevation but this serves a toilet (wc) and would have obscure glazing, and would not result in any undue loss of privacy or any overlooking of neighbouring dwellings.

The proposed garage will have a pitched roof with a height of 4.5m. This retains 3m to the closest neighbouring boundary to the north. The height has been reduced following advice and it has been moved further from the boundary. No 48 Ferringham Lane sits relatively close to the boundary however the position is considered acceptable in such that it would not give rise to adverse overbearing or overshadowing upon neighbouring windows in which a refusal is justified. There is also sufficient planting along the northern boundary which further helps to screen the proposal.

The proposed alterations to the house and the addition of a garage are not considered to result in adverse harm upon amenity in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to comply 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:
- Location, Block and Garage Plans - A.03
- Proposed Floor Plan and Elevations - A.02

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.