

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

REF NO: FG/116/21/HH

LOCATION: 27 Highdown Way
Ferring
BN12 6QQ

PROPOSAL: Dormer extension & rooms in roof. This application may affect the setting of listed buildings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a dormer extension and rooms in roof at 27 Highdown Way, this proposal may also affect the setting on a listed building. The materials used to construct this proposal are similar to those used on the host dwelling. The walls will be tiles and the roof will be a flat felt roof, the windows will be white UPVC. The proposal will be 6.94m to the northern boundary, 17.05m to the east, 3.97m to the south and 19.9m to the western boundary. At the rear elevation the dormer has a height of 1.82m and length of 6.56m, there will be one new window on the first floor of the host dwelling. At the front elevation the dormer has a length of 6.3m and height of 1.95m, there is one new window on the host dwelling here. At the side (south) elevation the dormer has a length of 2.44m and height of 1.9m, there is one window on the dormer.
----------------------------	---

RELEVANT SITE HISTORY

FG/29/18/HH	Workshop in rear garden.	ApproveConditionally 25-05-18
FG/142/16/HH	Loft conversion with dormers to North, East & West roof elevations.	Refused 18-01-17
FG/133/15/HH	Rear & side extensions to modernise & enlarge bungalow. Existing garage demolished.	ApproveConditionally 12-10-15

REPRESENTATIONS

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

CONSULTATIONS**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
HERDM1	HER DM1 Listed Buildings

[Ferring Neighbourhood Plan 2014 Policy 1A](#) A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Policy 1A of the Ferring Neighbourhood Development Plan is relevant to this application.

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 this being suited to an urban setting.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and side of the dwelling and will have no significant harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although the proposal can be seen at the front elevation due to its location, the materials match the host dwelling and there is a significant boundary of 17.05m at the front resulting in no harmful impacts.

This development matches existing walls, roof, windows and doors of the dwelling, these materials are all of good design. Due to these factors, the extension appears subservient to, and well integrated with the 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 dormer extension doesn't have a harmful impact to the neighbouring properties due to the boundaries. There are significant boundaries at all elevations ranging from 3.97m at the south to 19.9m at the west elevation.

There are windows located at the front and rear elevations. The window at the rear elevation is on the host dwelling at first floor level, due to the significant boundary at the rear of 19.9m, this would cause no harmful overlooking or overbearing impacts to the neighbouring properties.

The window at the front elevation of the dormer will also be at first floor, this again has a large boundary of 17.05m. Although the window will look to the street scene, the significant boundary will result in no harmful overlooking or overbearing impacts to the street scene of Highdown Way.

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

LISTED BUILDING

Para 189 of the NPPF requires the LPA (local planning authority) to identify the significance of the heritage asset affected by a proposed development. The property is of some significance.

Para 190 requires the LPA consider the significance of the impact upon that heritage asset. The development is to the front/side and as such is not visible from the listed buildings. Due to the distance between the proposal from the listed building it will not cause harm as it will not be visible.

The proposal has limited impact on the significance of the heritage asset, which is a Listed Building known as Hangleton Cottage, as a result of the proposal being some 75.21m away with considerable screening from the asset and results in no harm. The proposal therefore complies with policy HER DM1 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:
 - Location and block plans, existing elevations, existing and proposed roof plans
 - Existing and proposed floors plans, section, proposed elevations 5188.1b
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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 **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.