

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

REF NO: FG/11/25/HH

LOCATION: 6 St Aubins Road  
Ferring  
BN12 5HA

PROPOSAL: Single storey rear extension, widen rear dormer window & re-clad dormer in coloured composite cladding. New small dormer to north elevation.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>REPRESENTATIONS</b>
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Ferring Parish Council - No response received.

No representations were received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**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)

**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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<b>CONCLUSIONS</b>
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**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow with an existing conservatory to the rear. The proposed rear extension would be constructed following the demolition of the existing conservatory. The proposed extension would have a depth of 3.9m with a flat roof. The extension would have a height of 2.9m. The rear extension would be modest in size and it would remain subservient to the original dwelling in accordance with policy D DM4 of the Arun Local Plan (ALP). Following the extension, a rear garden depth of 8.5m will remain, thus the proposal would not strictly comply with the 10.5m recommended by the Arun Design Guide (ADG). However, the proposed rear extension would replace an existing conservatory, and the extension would therefore be acceptable in this instance.

The width of the rear dormer is to be extended by 4.9m across the rear roof slope. The height and depth of the dormer extension would match the existing rear dormer. Although the width of the rear dormer would be increased, the addition would not dominate the rear roof slope and the rear dormer extension would be acceptable in terms of scale and massing. As part of the expansion of the first floor, an additional dormer is to be added to the northern side roof slope to accommodate an en-suite. The dormer would be 1.8m wide and a minor incident on the roof slope.

The walls of the rear extension would be finished with render and the walls of the dormers would be finished with composite cladding. The use of render would reflect the materials of the existing dwelling, which is finished with a mix of render and brickwork. The proposed materials will help the extension to integrate in accordance with policy D DM1 of the ALP. The use of cladding would introduce new materials to the elevations of the host dwelling, and there are no examples of cladding visible from the public realm in the immediate vicinity of the property. However, there are a range of materials present on the street scene, and the proposed material would be used to finish the dormer to the rear and side, thus it would not appear incongruous in this location. The insertion of an additional rooflight on the side elevation is acceptable in accordance with policy D DM1 of the Arun Local Plan.

Overall, the proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

To the south of the site, neighbouring dwellings are positioned at right angles to the site, thus the site adjoins the rear boundaries of these neighbouring properties. The dwelling is positioned 4m from the southern boundary, and the proposed alterations would not result in overbearing or overshadowing effects to the neighbours to the south. The proposed single storey rear extension would extend beyond the existing rear elevation of the neighbour to the north, however the extension would be set in approximately 1.5m from the northern side boundary and given the spacing retained between the extension and the boundary, the height of the extension and the existing boundary treatment, the proposed rear extension would not appear overbearing or result in overshadowing to the neighbour to the north. The proposed northern side dormer would be small in scale and would not extend the built form closer to the neighbour to the north. As such, the side dormer would not result in overbearing or overshadowing effects. The proposed development would not result in harmful overbearing or overshadowing effects.

The fenestration associated with the rear extension would be positioned on the rear elevation at ground floor level. The extension of the rear dormer will result in the addition of two further windows at first floor level. There is existing fenestration on the rear elevation and the addition of two further windows would not harmfully increase overlooking effects. The proposed side dormer introduces a window on the side elevation at first floor level, facing towards the neighbour to the north. This window serves a bathroom, and a condition has been attached requiring the window to be obscurely glazed in order to mitigate overlooking impacts on the neighbouring dwelling and rear amenity space. The proposed rooflight will not result in harmful overlooking effects.

#### SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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

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.

#### CIL DETAILS

This application is not CIL liable.

#### 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 Plan
- Block Plan
- Proposed Plans FG/SAC/03
- Proposed Elevations FG/SAR/04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 The materials and finishes of the external walls of the rear extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 The window within the dormer to the northern side roof slope of the building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall

be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 5 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.