

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

REF NO: FG/121/20/HH

LOCATION: 10 South Drive
Ferring
BN12 5QU

PROPOSAL: Proposed front and rear extensions, to include raising the ridge height of the existing bungalow to create a new first floor level and proposed swimming pool.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The roof would be raised from 5.04 metres to 7.74 metres in height to incorporate an entirely new first floor. The footprint of the building would be extended 1.95 metres at the rear and 4.00 metres on the east side at the front. The dwelling is proposed to be extended such that it will turn from being a single storey dwelling to a two storey property.

REPRESENTATIONS

Ferring Parish Council - No comments received.

1 letter of objection that the extended dwelling would cause a loss of light and cause a loss of privacy to 8a South Drive.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN

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)

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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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

The proposal is to significantly enlarge the existing bungalow to a dwelling with rooms in the roof. The rise in the roof height means the development would not be subservient to the existing dwelling and therefore it remains to assess whether or not the proposed development would be out of character in the area in which it is located.

Properties in Ferring Close are a mixture of single storey and two storey dwellings and Nos. 12 and 8a South Drive are two storey dwellings such that the extended dwelling would not be out of character in the area.

For this reason the development is considered to be in character with the surrounding area and compliant with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The building as, partly, extended would be between the building lines of neighbouring dwellings and therefore would not be considered to cause a loss of light or overbearing impact. The front extension on the east side will project out beyond the front building line with 12 South Drive however this would just be on the east side of the dwelling and sufficiently distant so as not to impact upon the neighbouring property.

The property next door to the application site, 12 South Drive, will not, at the front and rear, face out onto the two storey element of the applicant's dwelling and therefore there will not be a significant overbearing impact upon it. Furthermore, the neighbouring properties are sufficiently distanced away from shared boundaries for there to be no unacceptable overbearing effects from the proposed extensions which will result in a two storey property.

The side windows at first floor facing neighbouring properties would be conditioned to be obscure glazed and fixed shut and therefore no undesirable overlooking would occur.

The dormer windows would be sufficiently distant (in excess of 25 metres in each case) from properties opposite and to the rear so as to avoid an unacceptable loss of privacy.

The intervening distance between the property and 8A South Drive at 14 metres between built form

would prevent a significant loss of light.

The proposal is considered to accord with policy D DM1 and D DM4 with respect to residential amenity.

PARKING

2 off street parking spaces in a garage plus room in front is available which is considered acceptable for an existing dwellinghouse.

SUMMARY

The extension of the property whilst changing the character of the existing property from a single to a two storey property, generally accords with the Local Development Plan policies and 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:

Proposed Elevations dwg.no. 3 dated July 2020.

Proposed Floor Plans dwg.no. 2 dated July 2020.

Proposed Sections dwg.no. 4 dated July 2020.

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 windows at the first floor on the east elevation of the building shall at all times be glazed with obscured glass and be fixed to be permanently non-opening below 1.8 metres in height from finished floor level.

Reason: To protect the amenities and privacy of the adjoining property 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.