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

REF NO: **FG/126/17/HH**

LOCATION: Coda
Florida Road
Ferring

PROPOSAL: Entrance porch to front elevation, infill between the existing bedroom & kitchen to rear, shed & sliding gate to east elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above The proposed development has four main components: 1. An extension to the rear incorporating an infill addition measuring approximately 3.2m deep, 3.6m wide and 3.m high. This also includes the provision of bifolding doors in the proposed extension and the existing rear addition. There is also a new parapet height on proposed and existing rear additions to 3.2m high. 2. Replacing the existing conservatory with a more solid structure approximately 3.3m wide and 2.5m high 3.The erection of a front porch measuring approximately 2.1m deep, 2.8m wide and 3.1m high. 4.The erection of a shed measuring approximately 4m long , 1.4m wide and 2.3m high and sliding gate to the side measuring approximately 1.2m wide and 2.1m high. Materials would be a mix of render and horizontal and vertical timber cladding.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by timber fencing approximately 1.8m high.

SITE CHARACTERISTICS	Detached bungalow, rendered elevations, shallow hipped red tiled roof. Detached pitch roof garage to rear. Sheds within rear garden.
CHARACTER OF LOCALITY	Sited within a residential area, predominantly bungalows within the locality with some 2 storey properties

RELEVANT SITE HISTORY

FG/85/10/	Conversion and enlargement of existing garage to single storey granny annex with link to main house	ApproveConditionally 27-08-2010
FG/167/10/NMA	Application for non-material amendment - Window sizes reduced and opening on bedroom window changed to comply with building regulations.	Approve 13-12-2010

The garage has been converted under a previous planning permission but the is no history of direct relevance to the current application.

REPRESENTATIONS

Representations received:

Ferring Parish Council no response received to date.

No response to public consultation.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Built up area.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)

D SP1 Design
SD SP2 Built-Up Area Boundary

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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old

- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The relevant policy in the Ferring Neighbourhood development plan has been taken into account.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application site is located within the built up area where the principle of development is acceptable subject to compliance with other planning policies.

The proposed development has four main components extension to the rear incorporating an infill addition and replacing the existing conservatory with a more solid structure; this also includes the provision of bifolding doors in the proposed extension and the existing rear addition the erection of a front porch and the erection of a shed and sliding gate to the side.

The rear extensions would infill an existing gap and simply replace an existing structure. These aspects cannot be seen form the road. Given their height and depth these extensions are considered subordinate to the main house. The design an use of materials being render and timber cladding gives a contemporary feel, however, it is considered that the existing rear of the property benefits form ad hoc designs and there is no uniformity ion the rear structures. As such the proposed development is not considered to be harmful to the host property or the wider area.

The porch is modest in size and again is subordinate to the main house. Again it is of a contemporary design with timber cladding. However, it is not considered to be sufficiently harmful to the character of the area or the host property to merit refusal.

Finally, the shed and sliding door are located on the east side of the property they are located close to the front elevation of the existing house. However, both will be constructed of vertical timber cladding and in effect have the appearance of a timber fence. Given the height and size

these aspects are also not considered to be harmful to the character and appearance of the host property of the wider area.

With regard to amenity issues the rear extensions infill or replace existing structures including new parapet height and given the height and depth are not considered harmful to the occupiers of either adjoining properties, . Likewise the porch is a sufficient distance form the adjoining property to the north east, Gables, and will not have an adverse impact on the amenity of the occupiers of this property. The porch would be 0.7m form the side boundary with the property to the south west, White Lodge, and does not extend significantly in format of the front elevation of this property. Given the height and depth of the porch it is not considered that this aspect of the scheme is harmful to the occupiers of this property.

The proposed shed and sliding gate, due to their siting will have an acceptable impact on the occupiers of White Cottage. The shed will be sited approximately 1.5mm form the side boundary with the property Gables to the north east. Again it does not come forward of the front elevation of this property and given its height and size is not considered to have an adverse impact upon the amenity of the occupiers of this property.

Therefore, on balance, it is considered that the proposed scheme as a whole is not harmful to the character and appearance of the host property or the wider area and will not give to unacceptable impacts on the amenity of adjoining occupiers. Therefore, the proposed development would comply with adopted policies in the Arun Local Plan 2003 , NPPF and the Ferring Neighbourhood Plan. As such the application is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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 1711/SK/02, 1711/SK/06, 1711/SK/07C, 1711/SK/08C, 1711/SK/09B, 1711/SK/10, 1711/SK/11B,
1711/SK/12B, 1711/SK/15A & 1711/SK/18

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7of the Arun District Local Plan.,

3 Details of the colour and treatment of the timber cladding to be used on the external walls of the proposed extensions, shed and gate shall be submitted to and approved by the Local Planning Authority before development is commenced and the materials so approved shall be used in the construction of the extension.

Reason: In the interests of amenity to achieve a reasonable visual quality in the buildings in accordance with policy GEN7 of the Arun District 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.