

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

REF NO: FG/126/18/HH

LOCATION: 152 Littlehampton Road
Ferring
BN12 6PH

PROPOSAL: Convert existing garage into habitable room & form new tiled & pitched canopy roof over.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to convert the existing garage into a habitable room and form a new lean to tiled roof.

RELEVANT SITE HISTORY

FG/69/90	Provision of one room in roof	ApproveConditionally 13-08-90
----------	-------------------------------	----------------------------------

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council have provided no response
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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

[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

CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2, the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Ferring has a 'made' Neighbourhood Plan with policy 1A relevant to the determination to the application.

The site is occupied by a detached two storey dwelling with an attached double garage.

DESIGN AND VISUAL AMENITY

The proposal seeks to convert part of the existing double garage into a habitable space however it also proposes to alter the roof to create a lean to roof and therefore the proposal is visible from the street scene. The dwelling is however situated around 27m from the front boundary where there is also extensive hedging which limits the view from the road.

The proposal is modest in size in such that the roof will alter from a flat roof to a lean to. It will be constructed of materials to match the main dwellinghouse and is considered subservient to the host dwelling. Due to the size and location of the development it is not considered to impact upon the spatial pattern or character of the area and as such is deemed to accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed development will convert an existing garage into a habitable space and as such will install a new window and door to the front which will overlook the street scene.

The roof alterations will replace a flat roof with a lean to roof and therefore increase the height by around 1.3m to 3.7m. An additional garage to the west will be retained.

The alterations to the roof and front elevation of the garage are not considered to be unduly dominant and due to its siting and separation distances is not deemed to give rise to any overbearing, overshadowing or overlooking impacts upon the neighbouring amenity and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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
 - Proposed Elevations and Sections - 04A
 - Ground Floor Plan - 03A
 - Site Plan
 - Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District 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.