

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

REF NO: FG/127/25/HH

LOCATION: 9 South Drive
Ferring
BN12 5QS

PROPOSAL: Proposed part single, part double rear extension with roof terrace, two storey front extension, new side dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/110/25/CLP	Lawful development certificate for a proposed garage conversion.	PP Not Required 31-10-25
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REPRESENTATIONS

Ferring Parish Council - No objection. Wish to raise the matter that there are a number of trees on the land, and consideration should be given to the potential impact the works may have on these trees.

1 letter of no objection but consideration of the following reasons:

- overlooking towards 7 and 9 South Drive from the balcony, landing and bathroom windows.
- lack of landscaping details within the proposal and potential impact of existing mature trees and root systems across trees within 7, 9 and 11 South Drive.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - No response received.

POLICY CONTEXT

Within an area with potentially high ground water.
Built Up Boundary Area.
Erosion Risk Statement - 200m mhw.
Flood Zone 3.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
ENVDM5	ENV DM5 Development and biodiversity
WDM2	W DM2 Flood Risk

[Ferring Neighbourhood Plan 2014 Policy 10](#)

Sustainable water management

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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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow. This application seeks planning permission for the construction of a part single, part double rear extension with roof terrace, two storey front extension and new side dormers.

The development is within a residential area with a wide variety of detached dwellings of varying height and bulk, set within generous plots. The proposed design would be in keeping with the established varying character of the area and would be visible to the street scene.

The development on the front (north) elevation would be a two-storey front extension over an existing ground floor room serving a utility and incorporating an infill of the existing recessed main entrance.

The two-storey front (north) extension would maintain the existing approximate width of 8.6m and approximate height of 7m, increasing the footprint with the proposed infill front entrance to be inserted between the existing front projections of the host dwelling.

The eastern flank of the front elevation would increase in height by approximately 4.3m to 7m and would maintain the existing approximate depth of 2.9m creating the feature two-story front extension. The extension would have a pitched roof, adjoining the existing pitched roof, with decorative roof rafters on the western flank connecting to the existing front projection, which would maintain the existing approximate width of 3.4m, the approximate depth of 4.7m and approximate height of 4m. The two-storey extension would not be visually subservient to the host dwelling, in partial conflict with Arun Local Plan (ALP) policy D DM4 but is well integrated and would not extend beyond the existing building line. The appearance of the extension does not harm the character or visual amenity of the dwelling.

Part M of the Arun Design Guide (ADG) states porches should be used to enhance front gardens and should not disrupt their green character. The host dwelling amenity is a large, grassed area and driveway would have sufficient space to accommodate an increase in footprint from the proposed infill in the front elevation.

Fenestration to the front (north) elevation at ground level would be single door with two separate full-height black aluminium windows either side of the door, and a feature two-storey glazed black aluminium window. The dual aspect black aluminium glass panels within the side dormers (east and west)

elevations would also be visible.

The side (eastern) elevation at ground floor would increase in depth by 1.4m to a maximum depth of 17.6m, incorporating the proposed increased rear extension and maintain a ridge height of approximately 7m. At the first floor the proposed dormer would have an approximate width of 3.5m, an approximate depth of 9.5m. The cat slide roof would have an approximate maximum height of 3.1m leaving an approximate distance of 0.5m from the roof ridge.

Fenestration to the side (eastern) elevation at ground floor would be two two-casement black aluminium windows, a single black aluminium window and a glazed black aluminium door, replacing a three-casement window, a two-casement window, and a single glazed door. Fenestration at first floor would increase from two single rooflights to two single rooflights encased within the roof plane of the two-storey front elevation extension on the eastern flank. Fenestration within the proposed dormer would be two roof lights, two separate two-casement windows and dual aspect black aluminium glass panels at either end of the dormer (north and south) elevations.

The proposed part single, part double rear extension with roof terrace (south) elevation would maintain the existing approximate width of 8.6m and approximate height of 7m. The proposal would have an increased depth of 3.4m to an approximate 5.9m. The proposal would have a pitched roof with a balcony at first floor level with an approximate width of 8.5m and an approximate depth of 3.1m.

Fenestration to the rear (south) elevation at ground level would be two sets of four-casement bi-fold doors in black aluminium and a solid double door. The two-storey rear (south) elevation would be four-casement bi-fold door in black aluminium with a wraparound glazed balcony with a maximum height of approximately 1.2m. The dual aspect black aluminium glass panels within the side dormers (east and west) elevations would be visible.

The side (western) elevation at ground floor would increase in depth by 3.4m to a maximum depth of 19.5m, incorporating the proposed increased rear extension and maintain a ridge height of approximately 7m. At the first floor the proposed dormer would have an approximate width of 3.5m, an approximate depth of 9.5m. The cat slide roof would have an approximate maximum height of 3.1m leaving an approximate distance of 0.5m from the roof ridge.

Fenestration to the side (western) elevation at ground floor would be two two-casement black aluminium windows resulting in a reduction from the existing four-casement and a two-casement windows. Fenestration at first floor would maintain two single rooflights but would be repositioned into the angled roof of the proposed dormer. There are no proposed fenestration on the western flank of the dormer but there are dual aspect glass panels at either end of the dormer (north and south) elevations.

The proposal would have rooflights set into the roof slope on the eastern and western elevations. These would be in accordance with Part M of the ADG as it would maintain the privacy of the neighbouring properties.

The proposal would be finished with UPVC white weatherboard and roof tiles to match the dwelling. The use of materials would ensure the proposal integrates appropriately with the host dwelling and preserves its character, in accordance with ALP policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The front two-storey extension would be approximately 6.5m from the northern front boundary, approximately 2.2m from the eastern side boundary and approximately 1.2m from the western side boundary.

From the side (eastern) boundary, there would not result in any overbearing or overshadowing to the neighbouring dwelling given the proposal meets the separation distance of 2m from side boundaries at first floor or above in accordance with Part M of the ADG. The proposed two-storey extension would serve the neighbouring side (eastern) dwelling driveway and the dwelling is set back from the host dwelling.

The side (western) elevation would be approximately 1.2m at its narrowest point from the neighbouring dwelling. It is noted that the proposal would not be in accordance with Part M of the ADG for side boundary separation distances. However, given that the proposal does not extend beyond the building line of the host or neighbouring (west) property, it would result in limited overbearing or overshadowing to the neighbouring dwelling.

The part single, part double rear extension with roof terrace (south) elevation would be 52.2m from the rear (southern) boundary, approximately 1.3m from the eastern side boundary and approximately 1.2m from the western side boundary. It is noted that the proposal would not be in accordance with Part M of the ADG for side boundary separation distances. However, on the eastern side boundary the neighbouring (east) dwelling extends beyond the proposed rear extension of the host dwelling, therefore the ground floor element of the proposed rear extension would result in no overbearing or overshadowing. Existing high boundary treatment on the western side boundary would reduce the limited overbearing and overshadowing that the proposal would cause as the rear proposal would extend slightly from the neighbouring (west) dwelling's rear elevation.

The proposed balcony to the rear, as part of the part single, part double rear extension would have an approximate depth of 3.1m and an approximate width of 8.5m and would not result in overbearing or overshadowing to the neighbouring dwellings.

Fenestration on the northern elevation would have an outlook of the front amenity serving the host dwelling. Fenestration on the eastern elevation would have an outlook of the neighbouring dwelling's front driveway amenity and fenestration on the western elevation would have an outlook over the neighbouring dwelling. It is noted that the side fenestrations would not be in accordance with Part M of the ADG for side boundary separation distances. Existing high boundary treatment would diminish the impact of reduced separation distances however to comply with the minimum guidance of 2m for a first-floor extension outlined in the ADG policy M fenestration on the east and west elevation would be condition to be fitted with obscured glazing and non-openable below 1.7m above the internal floor level. This would ensure there is no overlooking or loss of privacy to the neighbouring side dwellings.

Fenestration on the ground level of southern elevation would have an outlook of the rear amenity serving the host dwelling, whilst at the first floor there would be some increased outlook into the rear gardens of neighbouring dwellings to the east and west from the proposed balcony. On balance, any views which may be gained of these properties from the proposed balcony will not be unduly harmful and would not give rise to unacceptable overlooking effects. However, it is reasonable to attach a condition to require balcony side screening to be maintained at a height of 1.7m in perpetuity. This would sufficiently mitigate the overlooking effects on the neighbouring dwellings to the east and west and bring the proposal into accordance with ALP policies D DM1 and D DM4.

DRAINAGE

The Flood Risk Assessment submitted in support of this application outlines that the floor levels would be set no lower than existing levels, and flood proof measures would be incorporated into the construction to mitigate flood risk, given that the site is in Flood Zone 3.

The Drainage Engineers have been consulted on this application; however, no response has been received. The proposed development is therefore in accordance with ALP policy W DM2 and Ferring

Neighbourhood Plan policy 10.

BIODIVERSITY

ALP policy ENV DM5 requires all developments to achieve a net gain in biodiversity. A Planning Statement accompanies this application referencing that existing mature boundary trees and hedging will be retained, providing natural screening and supporting habitat continuity. The proposal is replacing existing hard-surfaced areas to the front (north) and rear (south) elevations, with minimal extension over suburban garden to the front and rear. Therefore, there is minimal loss of suburban garden habitat and subsequently, a condition to secure enhancements is not required in this case.

TREES

It is noted that there is no tree preservation order or conservation area within the site however due to a number of mature trees within the site, the tree officer was consulted. They reviewed the application and referenced a tree preservation order request made in January 2024 which found there were no trees within the application site sufficient in amenity value or good examples of species to warrant protection orders, however an informative is recommended.

SUMMARY

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

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

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:

1. Location Plan.
2. Proposed Ground Floor Plan A.101.
3. Proposed Plans A.102.
4. Proposed Elevations A.201.
5. Proposed Sections A.301.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 All of the windows (not including rooflights) at or above first floor level in the side (east and west) elevations of the building shall at all times be and remain glazed entirely with obscure 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 retained permanently thereafter.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with Arun Local Plan policies D DM1 and D DM4.

4 The panels to the eastern and western sides of the balcony hereby approved shall have fully obscured screening to a minimum height of 1.7m. The screening shall be provided prior to first use of the balcony. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with Arun Local Plan policies D DM1 and D DM4.

5 The floor levels within the proposed development at ground level hereby permitted shall be set no lower than the existing floor levels within the dwelling and flood proof measures would be incorporated into the construction to mitigate flood risk.

Reason: In the interests of flood risk in accordance with Arun Local Plan policy W DM2.

6 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).

7 **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.

- 8 **INFORMATIVE:** It is unlikely the large, over-mature Monterey cypress could avoid being harmed from any development of the plot even with extensive ground protection, tree fencing and specially engineered foundations but efforts should be made as is reasonably possible.