

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

REF NO: FG/134/21/HH

LOCATION: 20 Onslow Drive
Ferring
BN12 5RS

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Single storey rear extension projecting 3.56m from the rear wall of the dwellinghouse.

RELEVANT SITE HISTORY

FG/23/91	Single storey side and rear extension	ApproveConditionally 11-03-91
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REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB

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
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

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 for development located inside the built up area boundary will be supported, provided they are suited to an urban setting and they accord with the provisions of the Neighbourhood Plan and with other relevant development plan policies.'

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

The proposal seeks to enlarge the habitable accommodation at ground floor level through the provision of a single storey rear extension. The extension is to be almost full width across the back of the house all bar 375mm gap between the extension and the boundary line with the attached neighbour to the West. The amount of habitable space provided is believed to be proportional to the dwelling.

The extension is also thought to be well integrated with the host dwelling as it utilises materials which match those found on the existing building and the partially pitched roof is of the same pitch as existing, the eaves line is to be continuous. The extension is considered to be an attractive addition.

As the extension will not be visible from the street, it will not have any impact on the area.

Having regard to the aspects of design quality and visual amenity, the proposal is deemed to accord with D DM4 (a) (b) of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

A conservatory which has a similar footprint will be demolished as part of the works. The proposed extension is to be shorter in length than the existing structure; however, whereas the existing has chamfered corners the proposed is to be rectangular. The proposed structure will impede within the 45-degree line from the centre of the attached neighbours most easterly window. Due to the presence of an existing structure this is not seen as a reason to refuse this application.

A 11m rear garden will be retained, this is over design guidance recommendations.

The proposed structure is considered to no be overbearing or overshadow neighbouring properties.

A set of bifold doors will achieve views over the rear garden and 2 roof lanterns will provide light from

above. No other windows have been proposed as part of this application. It is believed that the proposal will not give rise to any loss of privacy by means of overlooking.

It is therefore considered by virtue of not being overbearing and overlooking that the proposed extensions accords with policy D DM4 of the Arun Local Plan and 1a of the FNP. and Part M of the Arun Design Guide.

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

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 6025/1
- Proposed Floor Plan 6025/3
- Proposed Section 6025/5
- Block and Roof Plan 6025/6
- Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 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.