

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

REF NO: FG/135/18/HH

LOCATION: 14 Sark Gardens
Ferring
BN12 5QB

PROPOSAL: Single storey side & rear extensions, conversion of garage to habitable accommodation with new roof over & insertion of roof window & sun pipes.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side and rear extension. The garage will also be converted into a habitable space with roof alterations and sun pipes.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council has 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

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
SDSP2	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

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 of the application.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single storey rear and side extension. The proposal would alter the garage to the front and therefore the development is visible from the street scene.

The existing garage flat roof would be replaced with a pitched roof and would join with the existing front projection to the host dwelling. Due to the modest scale and matching materials, the proposed development it is considered to appear subservient and sympathetic in appearance to the host dwelling. The proposed development is not considered to be visually obtrusive or prominent and is not deemed to have an adverse impact on the character or appearance of the host property or wider area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development proposes a side and rear extension. The side extension will be situated to the rear of the existing garage and will extend a further 3m to the north although the width will remain as existing. Due to the location of the side extension and the boundary treatments, it is not considered to give rise to any impacts upon the neighbouring amenity.

At the rear of the property an existing conservatory will be replaced with a rear extension which will run the width of the dwelling. The rear extension will increase in depth by 1.5m to 4.5m and the height will also increase to eaves of 3.2m and a maximum height of 3.65 with roof light.

Doors to the rear of the existing garage will be removed and 2 sets of bi fold doors will be installed to the rear extension with one set replacing an existing window. There is 1 window proposed to the east elevation however due to the boundary treatment it is not considered to give rise to any harmful overlooking impacts. At the western elevation, a velux window is also proposed to the extended garage, however again due to the sufficient boundary treatment and location of the neighbouring dwelling, the window is not deemed to give rise to any overlooking.

Due to the height and size of the extensions, the proposal is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the residential amenity and as such is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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 plans Scheme 3 - 17-126-9 Rev a
 - Proposed Elevations and Section Scheme 3 - 17-126-10 Rev a

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.