

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

REF NO: FG/135/21/HH

LOCATION: 23 Ocean Drive
Ferring
BN12 5QN

PROPOSAL: Conversion of roofspace to habitable use to a chalet bungalow to include a flat roof dormer

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application to increase the pitch of the roof and convert space to habitable accommodation with the addition of a side dormer window.
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REPRESENTATIONS

1 neighbour response - Concerns raised regarding the dormer window overlooking lounge/kitchen and impacting on privacy.

PO response: During the application process the applicant has agreed to lessen the extent of the window to alleviate the neighbours concerns.

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:

SPD13	Arun District Design Guide (SPD) January 2021
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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 1 A of the Ferring Neighbourhood 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 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, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

DESIGN AND VISUAL AMENITY

The proposal seeks to enlarge the habitable accommodation within the loft space by raising the roof pitch with the addition of a side flat roof dormer facing North. The amount of habitable space provided is believed to be proportional to the dwelling, and as there will be no ground floor footprint increase an effective use of the plot.

The external alterations to the building will integrate well with the existing structure as materials are to be matching and the eaves line will be maintained at current levels. The extension looks to be sympathetically designed with the host dwelling.

The street scene is characterised by a mix of dwelling types, with bungalows and chalet styled bungalows being prominent, the adjacent properties to the North and South, both chalet style, are of note. There are a few full two-storey dwellings visible from the front of the application site, the property to the East, clearly visible up its access drive, is one notable example. As it currently sits, the host dwelling looks to have one of the lowest ridge heights in this location and it is considered that by raising this level the property will not feel incongruent within the street scene. Additionally, it is believed that the proposed ridge height will match that of the property to the South.

Having regard to the aspects of form and design quality, the proposal is deemed to accord with D DM1 and D DM4 (a) (b) of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

In combination the roof reconfiguration and dormer are considered not to be overbearing or overshadow neighbouring properties. The additional increase in height of approximately 2m will be either lower than or equal to immediate neighbouring properties. The effect of this addition will not be substantially felt as the eaves will remain at approximately 2.5m and therefore the bulk will sit centrally on the building.

Concerns have been raised by the neighbours to the North. Whilst it is agreed that a window to this elevation will give a perceived sense of overlooking; the fact that the window serves the staircase, it is felt that in practice, this will not occur. However, during the course of this application the applicant has decided to alter the proposal to include a high-level slit window to alleviate the concerns of the neighbour.

There are to be two new windows facing East and West. The window which will face East is considered acceptable as the distance between facing windows will be approximately 25m. All other windows will face towards the public realm.

A number of new velux windows are proposed on the north west facing elevation of the property facing the neighbour to the north. To avoid any harmful overlooking these windows will be conditioned to be fixed shut and obscure glazed up to 1.7m from finished ground floor.

A rear garden of approximately 10m will be retained, this distance will not be effected by development and is considered acceptable and within design guidance allowances.

It is therefore considered by virtue of being not overbearing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan 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 Liabe 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 Plans 2021-02 dated 01/07/2021
- Block Plan
- 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.

- 3 The proposed 10 velux windows to the side elevation (north west facing) will be obscure glazed and fixed shut up to 1.7m from the finished ground floor.

Reason: In the interests of residential amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

- 4 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

- 5 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.