

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

REF NO: FG/138/25/HH

LOCATION: 2 Littlehampton Road
Ferring
BN12 6PB

PROPOSAL: Two-storey side extension, front porch extension, single-storey rear extension with balcony, and solar panels to the south elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Outside Built-Up Area.

Within an area with potentially high ground water.

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

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 two storey dwelling. This application seeks planning permission for the construction of a two storey side extension, an open front porch extension, a single storey rear extension with balcony, and solar panels to the south elevation.

The development is sited along a main road forming part of a group of five detached dwellings that have implemented similar extensions. The design would be in keeping with the established character of the area and street scene.

The open front porch extension would be sited on the front (south) elevation and would have an approximate width of 10.2m and an approximate depth of 1.1m. The mono-pitched roof would have an approximate maximum height of 3.4m and an approximate eaves height 2.5m and would be supported by four posts.

Part M of the Arun Design Guide (ADG) states open front porch extensions should provide a threshold space between the interior and exteriors and add emphasis to the entrance, and consideration should be given to the impact on the surrounding street scene. Given that the proposal would be in accordance with the ADG depth of 1.5m, and that the host dwelling is set back from the front boundary of the site, the proposed open front porch would not appear incongruous or prominent in the street scene. As such, the proposed porch would be acceptable and not of harm to the street scene and in accordance with Arun Local Plan policies D DM1 and D DM4.

The single storey rear extension on the north elevation would have a width of 10.3m and a depth of 5m. The roof would be pitched with a gabled form extending to a flat roof on the western flank where a first floor balcony would serve a bedroom. It would have a maximum height of 4.1m and an eaves height of 2.6m.

Fenestration to the rear (north) elevation at ground level would be a two-leaf door and in the gable end a feature two-casement triangular window set above a six-leaf door unit. Set within the single storey rear extension roof plane would be two rooflights within both the eastern and western roof slopes. These would be in accordance with part M of the ADG as it would maintain the privacy of the neighbouring properties. At first floor level there would be an increase of a two-leaf door unit on the western flank, serving the bedroom and balcony.

On the southern flank of the eastern elevation the chimney would be removed while the approximate maximum ridge height of 8.4m would remain the same.

The two storey side extension on the west elevation would have a width of 16.1m and a depth of 2.9m. The roof form of the dwelling would be altered from a hip-to-hip roof to a more complex hipped and valley roof with a central roof lantern. It would have an approximate maximum ridge height of 8.4m and an approximate eaves height of 5m.

Fenestration to the side (west) elevation at ground level would be three separate two-casement windows and a single door. At first floor there would be a two-casement window on the southern flank serving a bathroom and a glazed panel balcony on the northern flank. Within the roof slope would be two rooflights towards the southern flank.

All walls would be finished in render, with flintwork to the new rear walls only and new clay roof tiles in grey. Fenestration would be Crittal frames to the rear and the remaining would match the existing. The use of materials would ensure uniformity and a coherent appearance across the proposed development and therefore be in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

The proposal seeks the installation of solar panels to the front (south) elevation roof slope. The solar

panels would be visible from the street scene and would be integrated sympathetically within the roof slope with the use of new grey clay roof tiles.

The proposal would alter the scale and appearance of the dwelling, resulting in a larger and modern form that would not be subservient to the original dwelling and would be in partial conflict with Arun Local Plan policy D DM4. However, it would be well integrated with the dwelling and given the size, design, and bulk of neighbouring dwellings the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the street scene and surrounding properties. The development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back approximately 5.5m from the front (south) boundary, set in approximately 1m from the side (east) boundary, set in approximately 40m from the rear (north) boundary and set in approximately 0.75m from the side (west) boundary.

The proposed single storey rear extension on the side eastern boundary would comply with the separation distance of 1m in accordance with Part M of the ADG and the neighbouring (east) dwelling significantly extends beyond the rear of the proposed single storey extension. Therefore, the proposal would not result in any overbearing or overshadowing to the neighbouring (east) dwelling.

Fenestration on the side eastern boundary would include two rooflights set within the roof plane of the single-storey rear extension. The rooflights would serve the ground floor extension and would be of a high level, thereby maintaining the privacy of the neighbouring dwelling.

The open porch front on the southern boundary would meet separation distances and have an outlook of the dwelling's front amenity, therefore there would be no overbearing, overshadowing, or overlooking to neighbouring dwellings.

The single storey rear extension would maintain a large rear amenity with a separation distance of approximately 40m from the rear (north) boundary, there would be no overbearing or overshadowing impacts to neighbouring dwellings.

Fenestration on the ground level of rear northern elevation would have an outlook of the rear amenity serving the dwelling, and would not result in any overlooking. The proposed fenestration at first floor level would result in some increased views of 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 balcony will not be unduly harmful and the proposal would not give rise to unacceptable overlooking effects. However, it is reasonable to attach a condition to require screening to be erected and maintained to both sides of the balcony at a height of 1.7m. This would sufficiently mitigate the overlooking effects on the neighbouring dwellings to the east and west and subject to this condition, the proposal would be in accordance with Arun Local Plan policies D DM1 and D DM4.

The side western elevation would be set in approximately 0.75m from the neighbouring dwelling. The proposal would not be in accordance with Part M of the ADG for side boundary separation distances of 2m away from first-floor or above. However, on the side western boundary the neighbouring (west) dwelling extends beyond the proposed two-storey side extension of the host dwelling and existing high boundary treatment would reduce the limited overbearing and overshadowing impacts that the proposal would cause as the rear proposal would extend slightly from the neighbouring (west) dwelling's rear elevation.

Fenestration on the ground level of western flank elevation would have an outlook of existing high boundary treatment, and would not result in any overlooking. The proposal would include a window at

first floor level within the western flank elevation, however given the siting of this window, towards the front of the western flank elevation, the proposed window would not result in unacceptable overlooking. Two rooflights are proposed within the western side roof slope, serving the first floor accommodation. Given that the rooflights would be high level, the proposed side rooflights would not result in unacceptable overlooking.

Overall, the development would not result in demonstrable harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. A Biodiversity Enhancement Statement accompanies this application but as the two-storey side extension, the open front porch extension, and the single-storey rear extension would be constructed over an existing hard-surfaced area so there is no loss of habitat. Therefore, a condition to secure enhancements is not required in this case.

SUMMARY

The proposed development is in accordance with relevant development plan policies 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:

Proposed Site and Roof Plans 1642-DPA-02.
Existing and Proposed Ground Floor Plans 1642-DPA-03.
Existing and Proposed First Floor Plans 1642-DPA-04.
Proposed Elevations 1642-DPA-06 Rev.A.
Proposed Block Plan 1642-DPA-07.

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 The rooflights installed within the western side roof slope at first floor level or above, shall at all times be positioned a minimum of 1.7m above the finished floor level. This arrangement shall be permanently retained thereafter.

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

- 4 Prior to first use of the balcony hereby permitted, fully obscured screening to a minimum height of 1.7m shall be erected to the eastern and western sides of the balcony. This arrangement shall be permanently retained thereafter.

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

- 5 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).

- 6 **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 NPPF.