

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

REF NO: FG/142/18/HH

LOCATION: 26 Elm Park
Ferring
BN12 5RW

PROPOSAL: Single storey side & rear extensions & 2 No. new roof lights to South elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two flat roofed extensions, one to the side and rear of a bungalow and another to the rear.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No letters of representation received.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within 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)
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 site is located within the built up area of the built-up area boundary where development is considered acceptable subject to other policies within the Arun Local Plan. In this case the proposal is for the extension of an existing residential dwelling and therefore it has been determined that the main

criteria against which the application will be assessed is contained within Arun Local Plan Policies D DM1, D DM4 and policy 1 of the Ferring Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The rear extension will have no impact on the street scene as it is set behind the dwelling.

The proposed side extension would be set back 3.5 metres from the front elevation and over 30m from the road. The roofs of the extensions would be set well below the main roof and would be designed to complement the roof of the host dwelling. As such the proposal will have an acceptable impact on the street scene and will not have any detrimental impact upon the spatial pattern or character of the locality. By virtue of its design and location, it is considered to be well integrated and subservient to the host dwelling. Therefore, the proposal is considered to accord with policies DM1 and DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The flat roofed extensions would be 3 metres in height with 3 rooflights in the larger extension and one rooflight in the smaller extension to illuminate ground floor accommodation. Both extensions would project 3 metres to the rear. The larger side and rear extension is 4.4 metres wide at the rear, the extension to the side tapering to 2 metres towards the front of the property.

The proposed extensions would be within the building lines of the neighbouring properties to the north and south and would be at ground floor level. The side and rear extension extends 11 metres along the boundary with the neighbouring detached bungalow at 28 Elm Park. There are no primary habitable room windows facing the proposed side extension in the side elevation of 28 Elm Park

In addition, no objections to the scheme were received from the neighbouring properties or the Parish Council.

Therefore the proposed development is considered to accord with policies DM1 and DM4 of the Arun Local Plan and as such is recommended for approval subject to conditions.

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:

A104

A102

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

- 3 The materials and finishes of the external walls and roofs of the extensions 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.

- 4 **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.