

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

REF NO: FG/145/25/HH

LOCATION: 25 Clover Lane
Ferring
BN12 5LZ

PROPOSAL: Single storey side extension with new front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/35/12/	Rear extension	ApproveConditionally 17-05-12
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FG/8/10/	Single storey side extension.	ApproveConditionally 22-03-10
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REPRESENTATIONS

Ferring Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary 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 semi-detached dwelling located at 25 Clover Lane. This application seeks planning permission for the construction of a single-storey side extension and front porch .

The development is in a residential area with a wide variety of semi-detached dwellings of similar height and bulk. The design would be in keeping with the established varying character of the area and mixed street scene.

The single-storey side extension with new front porch wraps around the front (north) and side (west) elevations. On the front (north) elevation, the approximate width of the porch would be 4.3m with an approximate depth of 1.2m. On the side (west) elevation the approximate depth would be 8.4m with an approximate width of 1.7m.

The single-storey side extension with new front porch would have a mono-pitched roof with a maximum approximate height of 3.8m and an approximate eaves height of 2.7m. On the side (west) elevation the mono-pitched roof would contain two rooflights positioned high in the roof slope, close to the abutment of the host dwelling.

Part M of the Arun Design Guide (ADG) states porches should be used to enhance front gardens and should not disrupt their green character and should avoid a 'bolt on' appearance. The host dwelling amenity is a large driveway and grassed area with sufficient space to accommodate an increase in footprint.

The proposal would project forward of the principal building line. While front porches can present a challenge in avoiding a 'bolt-on' appearance, this has been addressed through the use of appropriate design, scale, materials, and a pitched roof, therefore the proposal would integrate well with the host dwelling.

Given that the neighbouring (west) dwelling at No. 23 Clover Lane benefits from a similar form of development, and the new porch would not exceed a depth of 1.5m nor extend across the full width of the host building, the proposal would remain subservient to the host dwelling.

Although the porch would be visible from the street scene, it has been designed would integrate well with the host dwelling and the surrounding character of the area and would be in accordance with Part M of the ADG.

The single-storey side extension and new porch would be finished with brick work on the lower plinth, rendered walls and roof tiles to match the host dwelling. Fenestration to the front (north) elevation would be a single entrance door. Fenestration to the side (west) elevation would be two single double-glazed windows, with the central window being obscurely glazed. Fenestration on the rear (south) elevation would be a single double-glazed door.

The use of materials would be to match the existing and ensure the proposed single-storey side extension and new porch would integrate appropriately with the host dwelling and would not result in any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal 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 from the front (north) elevation by approximately 10.9m, from the neighbouring side (west) boundary by approximately 0.7m and from the rear (south) boundary by approximately 10.7m.

It is noted that the single-storey side (west) extension would be set back approximately 0.7m from the neighbouring side (west) boundary and would not comply with the minimum guidance of 1m for a single-storey extension outlined in the ADG policy M. However, given that the neighbouring (west) dwelling at No. 23 Clover Lane benefits from a similar form of development and existing high boundary treatment would remain, there would be limited the impact in overbearing or overshadowing to the neighbouring dwelling.

Fenestration on the front (north) elevation would have an outlook of the front amenity serving the host dwelling and fenestration on the side (west) would have an outlook of existing high boundary treatment, with the central window being obscurely glazed as it would serve a downstairs toilet. Fenestration on the rear (south) elevation would have an outlook of the host dwelling's rear amenity. To accord with Arun Design Guide Part M any roof light located on the roof slope of a side elevation should use obscured glass, therefore a condition is attached to this planning permission to maintain the privacy of the neighbouring properties. On balance, the proposed single-storey side extension and new porch would not result in loss of privacy or overlooking to the neighbouring dwellings.

The development would not result in 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. This application is accompanied by a Biodiversity Enhancement Statement but as the single storey side extension with a new porch is replacing an existing garage and hard-surfaced area, there is no loss of habitat and 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:

1. The location plan P001.
2. Proposed Block Plan P002.
3. Ground Floor plan - Proposed P007.
4. First Floor plan - Proposed P008.
5. Roof Plan - Proposed P009.
6. Elevations - Proposed P010 and Biodiversity Statement.

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 Any roof light located on the roof slope of a side (west) elevation shall at all times be and remain glazed entirely with obscure glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard. This arrangement shall be retained permanently thereafter.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 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).

- 5 **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.