

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

REF NO: FG/146/19/HH

LOCATION: 22 Singleton Crescent
Ferring
BN12 5DG

PROPOSAL: Single storey front extension, side extension, conversion of garage to habitable use and conversion of roofspace to habitable use to include a rear dormer and 3 front rooflights - amendment to previously approved application FG/42/19/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to erect a single storey rear extension, side extension and convert the garage to habitable use. It also seeks to convert the roofspace to habitable use by way of a rear dormer, and rear roof lights.

This application is an amendment to application FG/42/19/HH, approved in mid-2019. The only element of the proposal altered is the change from the existing tiles, to smooth grey plain tiles.

RELEVANT SITE HISTORY

FG/42/19/HH	Single storey front extension, side extension, conversion of garage to habitable use and conversion of roofspace to habitable use to include a rear dormer and 3 front rooflights.	ApproveConditionally 12-06-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council - No comment.

No representation received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

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)
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

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1A of the Ferring Neighbourhood Development Plan.

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 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY

Due to the fact that the majority of the proposed development has already been approved and as such, the only matters addressed will be the change of roof tiles.

It is noted that the proposed roof tiles are different to those of the host dwelling, and the neighbouring dwelling. However, it is not considered that the contrast in appearance of the dwelling would look out of place in the street scene, or harm the visual amenities of the locality. There are a number of properties within the area where the tiles have weathered from their original colour, which visually, does result in the area appearing to have a mixture of roofing colours. Furthermore, the proposed roof tiles are considered to greater integrate with the other external materials for the elevations.

The application is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant impact upon the residential amenities of the neighbouring dwellings. This is due to the change of roof tiles having no significant impact on the built form of the dwelling.

The application is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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.

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:

- Location & Block Plan - AR-138-08 - Mar. 2019
- Proposed Ground Floor - AR-138-07 - Mar. 2019
- Proposed First Floor Plan - AR-138-04 - Mar. 2019
- Proposed East and West Elevations - AR-138-05/A - Mar. 2019

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 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.