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

REF NO: FG/148/22/HH

LOCATION: 9 Clover Lane
Ferring
BN12 5LZ

PROPOSAL: Single storey front and rear extension and roof/attic extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct 1 No. single storey front extension that is approx. 2m in depth, 8.9m in width and 4.2m in height. It also seeks to construct 1 No. single storey rear extension that is approx. 8.9m in width, 2.3m in depth and 2.5m in height.

REPRESENTATIONS

Ferring Parish Council - No response.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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

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

CONCLUSIONS

PRINCIPLE

The key policy considerations for this proposal are policy D SP1, D DM1 & D DM4 of the Arun Local Plan

& Policy 1A of the Ferring Neighbourhood Plan (FNP). Additionally, Section M of the Arun Design Guide has been considered.

The host site is located within the Ferring Built-Up Area Boundary and as such, it is compliant with Policy 1A of the FNP.

DESIGN AND VISUAL AMENITY

The proposed single storey front extension, spans across the full width of the front elevation at approx. 8.9m and would have 3 notable components. These are the 2 No. Bay windows and the extended roof that would project froward atop the extension and across a central cavity walkway that leads to the front door.

Each bay window would be approx. 3.9m in width and the central walkway would be approx. 1m in width. The 2 No. Bay windows would project approx. 2m further forward than the extent of the existing front elevation and, therefore, moving the front building line. However, the host dwelling and the neighbouring dwelling No. 11 Clover Lane are outliers within an otherwise fairly uniform building line, remaining set back from the established building line by approx. 3m. Whilst the depth of the front extension is greater than that of the recommended 1.5m within Section M of the Arun Design Guide, owed to the set-back building line, the movement of the front elevation remains acceptable in this instance and in accordance with Section M of the Arun Design Guide.

The roof atop these bay windows is to be of a crown roof design with a central flat top. This roof would integrate with the existing side roof slopes and have a matching eaves height. There are other examples of bay windows found within the locality, and additionally, there are a variety of dwelling designs within the area that contribute to the overall character of the locality. The design of the front extension is acceptable and whilst a prominent visual alteration within the wider street scene, it remains in character with the locality.

The proposed single storey rear extension is approx. 2.3m in depth, 8.9m in width and 2.45m in height. The depth of the extension is less than the 3.3m considered acceptable by Section M of the Arun Design Guide. It is minor in scale, features a flat roof design and rear glass doors. It is of a visually subservient and integrated design. This extension would encroach on the already limited rear amenity space beyond the 10.5m minimum depth set out by Section M of the Arun Design Guide however, it is no greater in scale than that which would be achievable under permitted development. The rear amenity space would retain a depth of approx. 6m and boasts a large front garden. This encroachment remains acceptable.

The proposal includes the installation of 2 No. rooflights to the East roof slope, 1 No. rooflight to the West roof slope and 1 No. rooflight to the central flat roof of the front extension. These are all in acceptable locations and make minimal visual alterations to the street scene.

The external materials used throughout the design of the proposal are all to match or be of a similar appearance to those on the existing dwelling. The area features many dwellings with a variety of materials, and these are appropriate. A condition has been attached to ensure that these materials are to match as noted.

The proposal is in accordance with relevant Development Plan policies D SP1, D DM1(1)(14 & D DM4(a)(b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front extension will result in the froward building line of the dwelling, being further forward

than its neighbour dwelling No. 11 Clover Lane. However, No. 11 Clover Lane boasts a large and open front garden. The increased froward projection would have a limited impact on any front amenity viewpoints. The scale of the proposed rear extension is such that it would not intersect any neighbouring rear 60- degree sightlines or 45- degree light accessibility lines.

The proposal does not result in any new viewpoints that would afford the opportunity to look into any private amenity space or neighbouring windows.

The proposal will not give rise to any significantly adverse impacts by way of overshadowing, overbearing, or overlooking on any neighbouring properties.

The proposal is in accordance with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. It is also in accordance with Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and as such, it 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 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 and existing block MLGF-SK02A.
- Proposed and existing elevations MLGF-SK06.
- Proposed and existing loft plan MLGF-SK05.
- Proposed and existing roof plan MLGF-SK04.
- Existing and proposed floor plan MLGF-SK03.
- Proposed sections and details MLGF-SK-07.
- Location Plan MLGF-SK01.

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 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 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.