

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

REF NO: FG/150/18/HH

LOCATION: 4 Telgarth Road
Ferring
BN12 5PX

PROPOSAL: Remodelling of existing front porch & box dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed application seeks to remodel the existing front porch and dormer.
----------------------------	--

RELEVANT SITE HISTORY

FG/30/03/	Extension of existing dormer with a pitched roof in lieu of flat roof as existing	ApproveConditionally 22-04-03
-----------	---	----------------------------------

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council - No comment.

No representations received from occupiers of nearby properties.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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)
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**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. 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 SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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

The proposed front porch, due to its siting, is visible from the street scene. Whilst the proposal is considered to result in a significant change to the appearance of the host dwelling, it is not considered to have a significantly detrimental impact on the character of the host dwelling. This is as a result of its modest scale allowing the proposal to not appear as a prominent and obtrusive feature. The current roof slope currently continues down past ground first floor level, to create a front eaves height of 1.8m. The proposed extension is a different shape to that existing, as it has a flat roof, as opposed to a drastically sloped roof. It is 0.2m thinner than the existing. With regard to distance from the street scene, due to the change in roof design, the proposed development would extend beyond the existing roof slope. However, the proposed development is 27.25m³, of which 11.5% (3.14m³) extends beyond the roof slope, as existing.

The development on the whole is not considered to have a significantly harmful impact on the established character of the area, or the host dwelling. With regard to the removal of the existing white PVCu cladding, this is considered to be an improvement in appearance. The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development, with regard to neighbouring amenities, is not considered to have any significant impact on adjacent occupiers. Whilst the dormer alterations include changes to the fenestration, these changes are not considered to result in any significant impact on overlooking, or loss of privacy to occupiers of adjacent dwellings. Additionally, the proposed development does not extend beyond the footprint of the existing dwelling, and is therefore no closer to adjacent dwellings.

Therefore, the proposed development 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:

- Site Block Plan - 1808/C10 - July 2018
- Proposed Floor Plans - 1808/C10A - June 2018
- Elevations Existing and Proposed - 1808/C11 - July 2018

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.