

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

REF NO: FG/150/19/HH

LOCATION: 4 Downview Road
Ferring
BN12 6QR

PROPOSAL: Single storey side/rear extension and roof extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey side and rear extension, and a roof extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Ferring Parish Council - No comment.

Ferring Conservation Group - No objection.

- The group raise concerns as to whether the description of the development adequately covers the large loft extension.

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted. It is considered that the amended description adequately covers the large loft extension.

CONSULTATIONS

Natural England

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

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 1 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

The proposed side and rear extension will be visible from the street scene, as it wraps around the Northern and Eastern elevations of the host dwelling. Therefore, there will be views of the Northern element of the proposal from the public realm. These additions are significant, and will alter the appearance of the property. However, due to it being set back approximately 10m from the street scene, it is considered to have a reduced impact upon the character of the locality.

The proposed roof extensions are considered to be acceptable additions to the host dwelling. The rear element of the proposal is considered to be a sympathetic, and well integrated addition to the host dwelling, as it matches the ridge height, eaves height and the roof slope angle of the existing dwellings roof. The proposed Northern dormer is considered to be subservient in appearance to the host dwelling, resultant of its scale, and siting on this roof slope. Furthermore, there are examples of similar proposals within the locality.

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 is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is primarily due to the siting of the proposed extensions and the boundary treatment allowing for no significantly harmful overshadowing of the adjacent dwelling to the North. With regard to potential for overlooking, the proposed development is not considered to result in any harmful overlooking of adjacent occupiers, in that any proposed windows are either at ground floor level, or will be conditioned to be retained as obscure glazed in perpetuity.

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 plan:

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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 windows at first floor level, on the Northern elevation of the proposed dormer shall at all times be glazed with obscured glass and, with the exception of any part of the window 1.7m above floor level, be fixed to be permanently non-opening, in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy 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.