

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

REF NO: FG/150/20/HH

LOCATION: 43 Ocean Drive
Ferring
BN12 5QP

PROPOSAL: Single storey rear extension, porch to front & conversion of roofspace to habitable use to include 2 No. front & 2 No. rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear extension, porch to front and conversion of roof-space to habitable use to include 2 No. front & 2 No. rear dormers.

The materials used for this proposal will vary, some will match the existing dwelling and some will differ. The walls will be face brickwork to match the host dwelling and there will also be light grey cladding in place of the render. The roof will differ compared to existing and will be constructed from fibre cement slates. The windows and doors will be the same to the existing dwelling, the windows will be constructed from white uPVC and the doors will be white aluminium bi-folding doors.

The boundary which the single storey will provide is a sufficient 14.2m at the eastern boundary. The extension will be linked to the host dwelling itself at the northern boundary. At the southern boundary there will be 4.32m from the extension to the boundary of the property.

At the front elevation of the proposal the dormer's for the conversion of the roof will be 0.7m in height and have a maximum length of 0.61m. Also, at the front elevation, a porch will be constructed with a height of 1.27m and length of 0.86m. An additional uPVC window will be at the front elevation with a height of 0.33m and length 0.5m.

The side elevation of the property will have one velux MK04 window with a height of 0.24m and a length of 0.28m, again the window will be white uPVC.

The rear elevation will be where the single storey extension will be located. The extension will have a maximum height of 1.02m and a length of 2.09m, bi-fold doors will lead to the opening of this extension measuring 0.79m in height and 1.51m in length. At the rear a frameless Juliette balcony will be constructed at the opening of the roof conversion. This will

measure 0.73m un height with a proposed length of 0.54m.

REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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 its siting, the single storey rear extension will not be visible from the street scene as there is built form screening any views of this element of the proposal. The proposed roof alterations will however, be visible, as a result of the ridge height increase and the siting of the dormers. As a result of the increase in height of the roof level, this element of the proposal cannot be considered to appear subservient to the

host dwelling as a whole. However, the proposed works to the dwelling are considered to have visual merit, and appear well integrated with the established character of the host dwelling. Furthermore, the proposal is not considered to result in any harmful impact upon the character of the locality, due to its design, and examples of similar development within the area (for example 41 Ocean Drive).

Therefore, whilst some elements of the proposed development are considered to conflict with D DM4(b) of the Arun Local Plan, the proposal as a whole accords with D DM1, D DM4(a) and (e) of the Arun Local Plan

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the modest scale of the proposed development and the separation distance between the proposed development and the neighbouring occupiers. Furthermore, the proposed development is not considered to result in any loss of privacy to nearby occupiers. Whilst it is noted that the application includes the addition of first floor opens to the front and the rear of the host dwelling, these are not considered to result in any harmful views. To the front, any views available are exclusively of the street scene. To the rear, the site boundary with the occupiers to the rear is over 14m away, and this boundary is heavily screened by mature foliage of which screens views from even the top of the chimney. Resultant of these factors, and any views that would be available under a Permitted Development fallback position.

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:
 - Block Plan - 100047474 - 13/11/2020
 - Existing & Proposed Ground Floor Plans - 20-253 - November 2020
 - Proposed First Floor Plan - 20-253 - November 2020
 - Existing & Proposed Elevations - 20-253 - November 2020
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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials, finishes and colours to be used for external walls (including cladding) of the proposed development have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality 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.