

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

REF NO: FG/152/21/HH

LOCATION: 1 Upper West Drive
Ferring
BN12 5RB

PROPOSAL: Proposed two storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a two storey side extension.

RELEVANT SITE HISTORY

FG/162/17/PL	Demolition of existing detached garage & erection of 1 No. dwelling.	Refused 14-12-17 Appeal: Dismissed 17-09-18
--------------	--	--

REPRESENTATIONS

No comments received from the Parish Council.
No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
No comments received from the ADC Tree Officer.

POLICY CONTEXT

Built-Up Area Boundary
Tree Preservation Orders

DEVELOPMENT PLAN POLICIES

CONCLUSIONS

PRINCIPLE
The key policies considered in this application are Policy D DM1 and D DM4 of the Arun Local Plan. Additionally section M of the Arun Design Guide which relates to extensions is of relevance.

Ferring has a made Neighbourhood Development Plan with Policy 1A being of relevance which states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other

relevant development plan policies.

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.

Arun has a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

DESIGN AND VISUAL AMENITY

The property is a detached two storey dwelling to west of Upper West Drive and north of Ferringham Way. It is constructed of brick with a pitched tiled roof. It has a turret to west corner. There is a detached garage to north boundary. The boundary treatment consists of hedging / low fence to side (north), hedging to front (east), trees/hedging to side (south) and fencing with planting to rear (west). The neighbouring properties are number 3 Upper West Drive to north and 1 Ferringham Way to west. To the east properties are separated by the road. To the south number 5 is separated by Ferringham Way road.

The proposals are for a two storey side extension.

The proposal will be sited to the side (south) elevation and partly infill the front (east) elevation. The proposal will consist of a kitchen / dining room at ground floor level and a new bedroom at first floor. There will also be a new wrap around balcony at first floor to both side (south) and front (east) elevations of extension.

Due to the siting to side (south) and front (east) the proposal will be highly visible from street scene. However the existing boundary hedge to front (east) and fence to side (south) will reduce impact at ground floor level and the pitched roof design at first floor is visually in-keeping with main dwelling roof design so does not cause adverse harm to street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan.

There is around 2.20m retained to rear (west) boundary and around 13.67m retained to side (south) boundary.

Whilst the proposals are quite a large addition to the property being at two storey they are subservient to the main dwelling roof and the neighbouring properties to west are at a similar height and have large bay window additions to the ground floor sides (south) elevations so the proposals are not out of character with surrounding area.

The ground floor extension will have a width of approximately 7.52m and a length of approximately 6.30m to front (east) and a depth of approximately 1.25m jutting out from front (east) elevation. The height will be approximately 2.90m to flat roof and 4.09m to top of balcony at first floor. To the rear (west) it will have a length of approximately 4.20m to side (south) and a depth of approximately 1.80m jutting out to rear (west). Then it will reduce in depth to form a recessed doorway with a length of approximately 1.79m from side (south) elevation. The height to pitched roof will be approximately 3.67m.

The proposed first floor extension will have a width of approximately 5.71m and a depth of approximately

5.97m. The height to top of pitched roof will be approximately 7.73m. The height to the new balcony to side (south) and front (east) will be approximately 4.09m. There will be a small parapet wall to first floor western end of balcony with a proposed obscured glass screen to at least 1.7m in height. The balcony also will have a wrap around glass balustrade to both front (east) and side (south) measuring around 1.10m high.

At ground floor there will be new bi-fold doors to ground floor side (south) elevation and new double bi-fold doors to front (east) elevation, two new floor to ceiling full height windows to side (south) elevation facing garden and one new recessed doorway with one new floor to ceiling full height window to rear (west) elevation. There will also be two new Velux roof windows to rear (west) roof plane of extension.

At first floor there will be two new balcony doors with full height side windows to side (south) elevation facing garden and one new large window (4 window panes) to front (east) elevation.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of size and scale. It states side extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5m, and should have a building frontage no greater than 70% of the existing building. It states that two storey extensions can minimise their impact on street scene by incorporating the same angle of pitch as the existing roof so the proposal complies. It states where side elevations are provided on corner plots, windows should be included on both sides in order to ensure natural surveillance so is acceptable.

The materials seem to match existing property and consist of Mock Tudor and facing brickwork walls to match existing, plain roof tiles to match existing and UPVC windows and doors so complies with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

At ground floor the proposal will have a width of approximately 7.52m and a length of approximately 6.30m to side (south) elevation and a depth of approximately 1.25m jutting out from front (east) elevation. To the rear (west) it will have a length of approximately 4.20m to side (south) elevation and a depth of approximately 1.80m jutting out to rear (west). Then it will reduce in depth to form a recessed doorway with a length of approximately 1.79m from side (south) elevation. The height to pitched roof will be approximately 3.67m.

The first floor extension will have a width of approximately 5.71m and a depth of approximately 5.97m. The height to top of pitched roof will be approximately 7.73m. The height to the new balcony to side (south) and front (east) will be approximately 4.09m. There will be a small parapet wall to first floor western end of balcony with a proposed obscured glass screen to at least 1.7m in height. The balcony also will have a wrap around glass balustrade to both front (east) and side (south) measuring around 1.10m high.

Due to around 2.20m retained to the rear (west) boundary there is increased risk to overshadowing or overbearing effects to neighbouring property number 1 Ferringham Way to west. However a gap of around 3.51m remaining to neighbouring property reduces impact of overshadowing. Also due to the design of the proposals at first floor being narrower footprint than at ground floor there is further distance to neighbouring property at first floor so is acceptable.

A 1.7m high obscured screen will be conditioned to be constructed to the first floor balcony to west parapet wall to prevent adverse overlooking effects to neighbouring property number 1 to west.

Due to 13.67m retained to side (south) boundary and around 4.70m to front (east) boundary and location of road there is no adverse harm to overlooking neighbouring properties to south or east so is

acceptable.

Due to new bi-fold doors to ground floor side (south) and front (east) elevations, two new full height windows to side (south) elevation facing garden, one new recessed doorway and one new proposed full length window to rear (west) elevation there is increased risk to overlooking impact to west however existing boundary fence and hedging reduces impact at ground floor level so is acceptable.

Due to one new large window at first floor front (east) elevation there is no adverse harm caused to overlooking to neighbouring properties to west due to road separating properties to west.

Due to the two new Velux rooflights to roof of ground floor extension to rear (west) roof plane being at high level there is no adverse harm to overlooking caused so is acceptable.

The proposed development due to the siting and design, is not considered to result in harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is accords with the relevant development policies and as such 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.

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:

Amended Proposed Plans received 25.10.21 - Proposed Floor Plans and Elevations Dwg No. 02A

Existing Floor Plans and Elevations, Location and Block Plan Dwg No. 01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 The fully obscured privacy screening to the west first floor balcony as shown on the submitted plans shall be installed prior to the first use of the balcony and retained in perpetuity.

Reason: For the avoidance of doubt and in the interests of neighbouring residential amenity 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.