

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

REF NO: FG/156/21/HH

LOCATION: 24 Oval Way
Ferring
BN12 5RA

PROPOSAL: Erection of first floor side extension, garage conversion and the addition of a front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks provide a first floor extension to the southern elevation with balconies to the west and east, a front porch and the conversion of the existing garage to habitable accommodation. This is a subsequent submission further to FG/7/21/HH for lesser works.

RELEVANT SITE HISTORY

FG/7/21/HH	Hip to gable roof extension, front and rear extension including front porch and first floor extension with two gabled balconies and garage conversion.	ApproveConditionally 17-03-21
FG/155/89	Proposed room extensions and double garage	ApproveConditionally 04-12-89

REPRESENTATIONS

Ferring Parish Council - No comment.

No representation received from occupiers of nearby dwellings.

CONSULTATIONS**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

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
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CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, the National Planning Policy Framework.

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 recently adopted 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. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

The proposed development seeks to perform various extensions and alterations to the host dwelling. This includes a first floor extension of a significant scale however, it must be noted that this application compared to that of FG/7/21/HH, is for lesser works, including the scaling back of these first floor extensions. The proposal is to provide a first floor extension to the south, partly above the existing garage and kitchen. The extension will be set back from the primary elevation and its narrower width has lead to a lower ridge height than the host dwelling. The existing garage will be re roofed with a slightly higher pitch parapet roof, continuing along over a new front porch. The new roof although marginally higher, provides a more visually attractive elevation. Because of the reduction in scale and intensity of the scheme, and because of the reduction in scaling when compared to the dwelling the proposed extensions is considered subservient to the host dwelling.

The area is considered to have a varied and mixed character, due to the presence of a eclectic mixed of

dwelling styles, sitings and scales. As such, the proposed development is considered to only contribute to this mixed character through the creation of a dwelling of a high amenity value and it will not negatively impact the spatial character of the area nor the street scene.

The proposed development is considered to accord with D DM1, D DM4(a) and (e) of the Arun Local Plan and Part M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of the neighbouring dwellings. The neighbouring dwelling to the North is sited well away from the proposed development, which is considered to mitigate any potential for harm posed by the proposed development. The main bulk of the development is sited towards the Southern side of the application site, and as a result of the aspect of the application site, there is considered to be no overshadowing of the neighbouring dwelling to the South. With regard to potential for overbearing impact, the proposal is not considered to result in any significantly harmful impact upon the neighbouring dwelling to the South, as a result of the separation distance from the boundary of approximately 1.5m and compliance with design guidance for first-floor extension, allowing for a reasonably standard side-to-side relationship between the two dwellings.

The proposed development is not considered to result in any harmful loss of privacy to the occupiers of neighbouring dwellings. This is because the proposed balconies provide screening to prevent any direct overlooking to the South. The other views available from the proposed development are not considered to result in any significant harm to local occupiers, in that they are similar to those from the host dwelling at current.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

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:

- Proposed Plans - A03 - Rev. 1
- Proposed Elevations - A04 - Rev. 1
- Location and Block Plan - A05 - Rev. 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The obscure glazing panels on the Western elevations of the balconies shall be retained to a height of 1.7m 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.