

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

REF NO: FG/156/25/HH

LOCATION: 16 Onslow Drive
Ferring
BN12 5RS

PROPOSAL: Single storey rear infill extension, removal of front porch and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No response received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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

DESIGN AND VISUAL AMENITY

The site is comprised of a single storey dwelling, situated at the junction of Onslow Drive and Middle Onslow Close. The application seeks planning permission for a single storey rear extension, removal of front porch and alterations to fenestration.

The proposed rear extension would extend north by 5.23m, adjoining the existing garage on the northern boundary, filling in the gap between the host dwelling and the garage. The extension would have a flat roof and would be 2.83m high, equal to the existing conservatory proposed for removal. The extension would incorporate two roof lights which would extend approximately 10mm above the flat roof. The extension would have a stepped frontage, set back from Middle Onslow Close, and would be a subservient addition to the host dwelling.

The removal of the porch would allow for new glazing on the south-east corner. Access to the dwelling would be from a new door on the west elevation. New fenestration would provide access to the side and rear garden (which would retain a garden depth of 12.4m, compliant with the Arun Design Guide). The amended fenestration arrangement would provide the host dwelling with a more open, lightweight character and a clear frontage onto Middle Onslow Close.

The proposal would not result in harm to the character and visual amenity of the dwelling or the surrounding area in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling has neighbours immediately to the north and east. The garage at the north of the site would be retained and as the proposal concerns infill extensions, there would be no overbearing or overshadowing impacts on the neighbours to the north or east.

New fenestration in the south eastern corner would provide an outlook into the rear and side gardens of the host dwelling. Fenestration on the west elevation would provide views of the highway and frontage of 1 Middle Onslow Close. These views could be achieved from the highway or from the existing garden.

The proposal would not result in harmful impacts to residential amenity by way of overlooking, overbearing or overshadowing, in accordance with Arun Local Plan policies D DM1 and D DM4.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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.

CIL DETAILS

This application is not CIL liable.

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:

- Location Plan, Block Plan, Existing and Proposed Plans and Elevations A 01
- Biodiversity Enhancement Statement

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

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.