

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

REF NO: FG/157/18/HH

LOCATION: 132 Littlehampton Road
Ferring
BN12 6PL

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a rear, single storey extension along the Eastern boundary of the application site.

RELEVANT SITE HISTORY

FG/91/14/HH	Single storey side extension	ApproveConditionally 08-08-14
PAA/81/14/	Single storey side extension	Approve Pre App 16-06-14

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council - No comment.

No representations received from occupiers of nearby properties.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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

[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

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. 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 SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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

Resultant of the siting of the proposed development, there are views available from the street scene. Although these are high level, because the fencing obscures views below 1.8m, it is considered to have an impact upon the appearance of the host dwelling. However, it is important to note that this change is not necessarily harmful. Regardless of its size, the proposed extension is considered to be subservient to, and well integrated with the host dwelling. This is as a result of its matching eaves height, and a ridge height 0.8m lower than that of the host dwelling. Additionally, the proposed materials match the existing dwelling, which further helps the proposal not appear unduly dominant within the street scene, or the residential unit.

With regard to the character of the area, the existing Eastern projection (a side extension approved in 2014) established a property line, which meets the grass verge. This verge allows a 5.3m separation distance to the street scene, which is considered to alleviate any significant issue with regard to the character of the area, or established spatial pattern.

The proposed development is not considered to have a significantly harmful impact upon the established character of the area, or the host dwelling. It 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 have a significantly detrimental impact upon the neighbouring residential amenities of neighbouring dwellings. The extension is sited 12m from the Western boundary of the application site, which mitigates any significant overshadowing or overbearing impact of the development. The extension abuts the Southern boundary of the site, and resultant of its 4m height, there is potential for any overbearing impact to #12 Highdown Close. However, the area of land of which the extension sits next to is a 3.3m wide driveway to a rear garage. Therefore, it is not considered that any potential overshadowing would affect any principal rooms of this neighbouring dwelling. With regards to loss of privacy, the proposed Western openings are at ground floor level, and therefore do not provide any views unavailable from the garden itself. The Velux windows on the Eastern elevation of the roof slope look towards the street scene, and therefore result in no unacceptable loss of privacy to adjacent occupiers.

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:

- Site & Roof Plan - 132 Littlehampton Road, Ferring - (A)
- Proposed Elevations - Ground Floor Plan - Proposals 02 - A - July 2018

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 materials and finishes of the external walls, roof and joinery of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.