

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

REF NO: FG/158/18/HH

LOCATION: 78 Rife Way
Ferring
BN12 5JZ

PROPOSAL: Single storey extension to existing dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a single storey side extension providing in the main an enlarged kitchen and a new family room.
TOPOGRAPHY	Predominantly flat
TREES	There are none of any significance affected by the proposed development within the site. Outside the site there is a street tree which marginally overhangs the boundary wall but would not cause any material conflict with the development.
BOUNDARY TREATMENT	The boundary to the east is a mixture of hedgerow and brick wall.
SITE CHARACTERISTICS	The property is a semi-detached 'chalet' bungalow with reasonably spacious grounds.
CHARACTER OF LOCALITY	The site is located in a residential area. There are a number of different property styles visible. To the immediate north, the properties face east-west. Beyond the boundary wall is an estate road serving the wider area. Beyond that is a small terrace which has had a new unit added to its western end. To the south of the site is a road serving more residential properties and providing access to the Ferring Country Park.

There is no relevant planning history.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

None

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A

CONSULTATION RESPONSES RECEIVED:

None received

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site: Within Built up area boundary

DEVELOPMENT PLAN POLICES

DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality

[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

POLICY COMMENTARY

The development plan for the area consists of the Arun Local Plan 2018 and the Ferring Neighbourhood Plan 2015.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

CONCLUSIONS

The main issue to be considered in respect of this proposal is its design as there are no highway implications or any impact upon the residential amenity of neighbours.

The proposed extension is single storey and located on the eastern side of the house, between the house and the boundary wall. The extension is broadly square in plan and has a flat roof with a lantern roof light, hidden behind a false mono pitch roof.

Whilst, it is not shown for the flat roof to be used as a balcony, it is not considered that such a use where it to happen would have an adverse impact upon any neighbours given the distance and orientation of neighbouring properties.

The materials are intended to match with the host building.

HUMAN RIGHTS ACT

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 no 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 18044 2.01 & 2.02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 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.