

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

REF NO: FG/159/25/HH

LOCATION: 14 Clover Lane
Ferring
BN12 5LZ

PROPOSAL: Single storey rear extension, single storey front extension and garage conversion to habitable space, with alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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 a semi-detached two storey dwelling along Clover Lane. This application seeks planning permission for a single storey rear extension, single storey front extension, including conversion of the garage and alterations to fenestration. The works would be partially visible from the street scene.

Following the demolition of the existing conservatory, a single storey rear extension is proposed. It would maintain the same footprint as previous, 3.5m deep and 2.8m wide, the eaves height would match the existing rear kitchen projection. The ADG states rear extensions should respond to the distinctive

characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. Rear extensions which project up to 3.3m are generally acceptable, the proposed extension exceeds this by only 0.2m. The proposed rear extension would not extend any further than the existing conservatory which it would replace. As such, the extension is acceptable, particularly as it would maintain a substantial separation distance of approximately 17m from the rear boundary fence. As such, the extension would not result in harm to the character or appearance of the host dwelling.

The proposed single storey front extension includes the conversion of the existing garage and a forward projection of 2.7m, increasing to 3.1m at its widest point. This would extend 0.7m beyond the principal elevation, aligning with the existing bay window. The eaves height would be 2.2m, with a false pitched roof with a maximum height of 3.6m, reflecting the character and appearance of the host dwelling. The proposal also incorporates a covered porch measuring 2.3m in width and 0.7m in depth. It is noted that the street scene of Clover Lane is varied in terms of single storey extensions and alterations. Therefore, the proposed front extension would not result in harm to the visual amenity of the property and the wider street scene.

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 (ALP) policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed front extension would not extend any closer to the boundary than the existing situation and would be sited 4.3m from the boundary to the east. Given the siting, scale and design of the proposed extension, the extension would not result in overbearing or overshadowing impacts to the neighbour to the east.

The proposed rear extension also would not extend any closer to the boundary than the existing conservatory. Given the rear extension would replace an existing structure, it would not result in any harm by way of overbearing or overshadowing impacts to the neighbour to the east.

There is no additional fenestration proposed to the rear elevation, and fenestration is removed from the west elevation. One window would replace the garage door within the front elevation of the front extension and one window within the east elevation is to be amended. The proposed fenestration would not result in any additional overlooking of neighbouring properties, and views are not significantly different to those currently achieved.

The proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking impacts and the proposed extension is therefore in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan 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

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.
- Proposed Plans 03.
- Proposed Elevations 04.

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.