

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

REF NO: FG/15/22/HH

LOCATION: 5 Ferring Grange Gardens
Ferring
BN12 5HS

PROPOSAL: Erection of part single, part two storey rear extension with juliette balcony and installation of front window.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Rear part single storey, part two-storey extension to property.

REPRESENTATIONS

None

CONSULTATIONS**POLICY CONTEXT**

Designation applicable to site:
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)

[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, Policy 1A of the Ferring Neighbourhood Development 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.

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, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

The proposal seeks a part single-storey (full width to a maximum depth of 2.5m), part two-storey (4.1m wide by 1.6m deep) extension to the rear of the property. The two-storey projection will include a pitched roof whilst the single-storey element will have a flat roof.

The rear extensions have been designed to be built from materials which match those currently found on the existing building, the two-storey extension has a continuous eaves line and a ridge height that is lower than the host dwelling. The extensions will provide for an enlarged kitchen/living space and an increased master bedroom and will bring the property up to modern day aspirational standards. By these reasons the extensions are visually integrated and subservient in design, scale and massing to the dwellinghouse.

The property is located within the middle of a terrace of properties, as such the extension is not visible from the street.

Further to the works, the extension will not compromise the spatial character of the area, as a terrace dwellinghouse, of a similar size to others will be retained on site.

In terms of design and visual amenity the proposal is deemed to accord with policies D DM1 and D DM4 of the Arun Local Plan 1A of the Ferring Neighbourhood Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The dwelling sits amongst a terrace of 6 other dwellings, which due to the road layout are staggered as groups of 2, 3 and then an end of terrace property sitting closest to the roadside. This is echoed in the line of the rear elevations.

The two-storey element will be built to the western side of the rear of the building, against no.4's flank wall, which protrudes further than the two-storey extension is proposed to extend out to. It will therefore not be built beyond the rear elevation of its closest neighbour and complies with the 45-degree rule for rear extensions. The single storey also complies with the 60-degree rule for single storey rear extensions, with both adjoining neighbours. Furthermore, a rear garden length above design guidance recommended levels will be retained. Due to the staggered nature of the properties and their south facing rear gardens the extension is not expected to be overbearing nor overshadow the neighbouring properties.

A new set of bifold doors are proposed to the ground floor level and a juliette balcony to the first. In terms of overlooking, the proposed fenestration will only achieve views already achievable, and no concerns are raised.

In terms of overlooking, overshadowing and being overbearing the proposed development complies with Policy D DM4 and D DM1 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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

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 PL1 Rev A

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 and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

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.