

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

REF NO: FG/161/25/HH

LOCATION: 9 Somerset Road
Ferring
BN12 5QA

PROPOSAL: Loft conversion including roof extensions, front dormer and rooflights, and garage conversion with alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/174/23/HH	Single storey side and rear wraparound extension.	ApproveConditionally 15-02-24
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REPRESENTATIONS

Ferring Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.

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

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached bungalow located at 9 Somerset Road. This application seeks planning permission for the construction of a loft conversion including roof extensions, front dormer and rooflights, and a garage conversion with alterations to fenestration.

The proposed development is sited within a residential area with a wide variety of detached dwellings with varying sized loft conversions and front dormers. The proposed design would be subservient to the host dwelling and in keeping with the established varying character of the area and mixed street scene.

The proposed loft conversion respects the original roof ridge height of approximately 6m and it would not reduce the separation distance between the host dwelling and neighbouring properties. It is noted that the street scene is characterised by bungalows with varying roof forms, and there is an example of a similar roof extension at No.15 Somerset Road. As such, the proposed roof extensions to create barn-hip features to the flank elevations would not result in harm to the character or appearance of the host dwelling or street scene.

The proposed front (south) dormer would have a depth of 2.5m and a width of 2.2m, with a height of 2.1m. Within the front (south) roof plane would be three rooflights and it is noted that there are other dwellings within the surrounding area that have roof lights within their roof planes. The proposed dormer would reflect the character of the host dwelling, with a pitched roof form and would be a subservient addition to the front roof slope. The proposed rooflights would be proportionate in scale and number, and would not result in any harm to visual amenity.

The proposal would convert an existing garage into habitable use with the proposed extension of a bay window to the front elevation, with a depth of 0.65m and a width of 2.4m. The proposed bay window would have a flat roof with a height of 2.4m, integrating into a dummy pitched roof within the existing bay window at the front of the dwelling. The proposal would not exceed the maximum depth of 1.5m to front extensions, outlined within the ADG. Furthermore, the street scene is varied in terms of extensions and alterations, and as such, the proposed front extension would not result in harm to visual amenity and would not appear unduly prominent within the street scene. The proposed fenestration within the front elevation would include a four-casement window to match the existing. The proposed fenestration would be appropriate and proportionate and would therefore be acceptable in this regard.

A rooflight is also proposed within the rear roof slope of the host dwelling. The rooflight would be proportionate in scale and would be acceptable in this regard.

The proposed development would be finished with plain roof tiles and White UPVC fenestration to match the existing, helping the proposal to integrate with the host dwelling, in accordance with Arun Local Plan policy D DM4.

Whilst the proposal would alter the scale and appearance of the dwelling, the use of matching materials ensures the extension integrates appropriately with the host dwelling and preserves its character. It is noted that the proposal would result in a larger roof form, however, the overall ridge height would remain in keeping with adjacent and surrounding properties. On balance, its overall design, scale, and massing are considered acceptable and would not result in harm to the character, appearance, or visual amenity of the street scene, and therefore, the proposal is considered to be in accordance with Arun Local Plan

policies D DM1 and D DM4, and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would convert an existing garage into habitable use and would be set back from the front boundary of the application site by approximately 6.75m and set in from the western side boundary by approximately 12.5m. It is noted that proposed single storey front extension does not extend significantly forward of neighbouring dwellings and given the spacing maintained between the extension and neighbouring properties, the proposed front extension would not result in harm through overshadowing or overbearing impacts to neighbouring dwellings. The proposed fenestration would have an outlook of the front amenity serving the host dwelling and would not result in overlooking or loss of privacy to the neighbouring dwellings.

The proposed roof extensions, loft conversion, and front (south) dormer would maintain existing separation distances of 3m on the western side boundary and 3.5m on the eastern side boundary between the host dwelling and neighbouring properties. Whilst the proposed roof extensions would increase the bulk and massing of the dwelling, given the maintained spacing the proposal would not result in harm by way of overshadowing or overbearing.

The proposed fenestration on the front (south) elevation would have an outlook of the front amenity serving the host dwelling, whilst the proposed fenestration on the rear (north) elevation would have an outlook of the rear amenity serving the host dwelling. As such, the proposal would not result in overlooking or loss of privacy to the neighbouring dwellings.

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

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. Although the garage space would be lost to habitable use, with its existing depth of 4.1m and a width of 3.1m fails to meet current garage dimensions of 3m width and 6m depth which would be considered appropriate to accommodate a vehicle. Therefore, there is no loss of parking and the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the Arun Parking Standards.

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 and Block Plans.
- Proposed Plans and Elevations (amended).

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.