

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

REF NO: FG/162/21/HH

LOCATION: 33 Downview Avenue
Ferring
BN12 6QW

PROPOSAL: Erection of single storey store room to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of timber shed to front garden for use as bike and bin store, the structure will measure 3m by 2.6m.

RELEVANT SITE HISTORY

FG/73/19/NMA	Non-material amendment following the grant of reference FG/28/19/HH for patio doors to rear extension north elevation to be replaced with French doors and sidelights. Minor repositioning of window to extension West elevation.	Approve 16-07-19
FG/28/19/HH	Conversion of attached garage to habitable space, single storey rear extension, new french doors to rear elevation & replacement of existing flat roof with new pitched roof at rear.	ApproveConditionally 03-05-19

REPRESENTATIONS

Ferring Parish Council - Objection;

- Development within the open plan frontage would be out of character and damage the street scene.
- Development would be to the very front of site, in front of building line.
- Alternative access to rear garden where storage could be accommodated.

1 letter of Objection;

- Out of Keeping with street.
- Could set a precedent.

CONSULTATION RESPONSES RECEIVED:

None

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

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.

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, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

Policy 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary (BUAB) will be supported, subject to accordance with other relevant development plan policies. The site is in conformity development plan policy and located within the BUAB. It is therefore in accordance with policy 1A of the Ferring Neighbourhood Plan.

The main concerns relating to this application will be the effect the structure will have on the host dwelling and the street scene in which it sits. As the structure is located away from neighbouring properties and will include no habitable accommodation, residential amenity is not of concern.

DESIGN AND VISUAL AMENITY

It is proposed to construct a timber flat roofed shed to the front garden of the property. It is thought to be an appropriate scale for its intended use and when considered against the scale of the existing dwelling.

The materials proposed for the construction are those typically associated with storage sheds and commonly found in this locality.

The Parish have stated that this area consists of open plan frontages and that the insertion of a structure will be contrary to the character of the street. However, when visiting the site it was noticed that there is a varied mix of boundary treatments and heights along the street with the properties at the eastern end all having either fences or hedges at least 1.8m high to their front boundaries. Additionally, other examples of storage sheds or stored motor homes can be found along Downview Avenue. Full views of the shed will not be possible due to the tall hedge to the front of site, as such the proposed structure hidden behind the 2m hedge is not seen as incongruent within the street scene. In order to maintain the character of the area a condition will be imposed for the retention of the hedge.

Being a low level timber structure, which is designed for storage purposes, it is considered to be subservient to the host dwelling.

Having regard to the design and visual amenity, the proposal accords with Policies D DM1 and D DM4 of the Arun Local Plan and the Part M 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required

(dependant on any exemptions or relief that may apply)

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 Plan 2021/01
 - Proposed Plans 2021/03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The existing front hedges shall be retained in perpetuity whilst the shed is in situ and shall not be removed without the previous written consent of the Local Planning Authority. Any planting to the front boundary removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with suitable replacement species with details to be first agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the area 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.