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

**REF NO:** FG/163/23/HH

**LOCATION:** 4 The Poplars
Ferring
BN12 5QL

**PROPOSAL:** Install a conservatory to the front of the property.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks permission for the installation of a conservatory to the front of the property.

## REPRESENTATIONS

Ferring Parish Council - No response.

No representations 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&alter to exist builds(res and non-res) |
| DSP1 | D SP1 Design |

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 |

## CONCLUSIONS

PRINCIPLE
The key policies are D DM1 and D DM4 of the Arun Local Plan, and guidance set by Arun Design Guide.

Ferring has a 'made' Neighbourhood Development Plan, of which Policy 1A is relevant. Policy 1A states that proposals within the Built-Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY
At present, the property has a small bay window projecting from the principal elevation. The proposal seeks the removal of this bay room, and extension of this projection to create a single storey conservatory. This conservatory will measure approximately 2.3m deep and 3.9m wide, with a hipped roof measuring 3.5m at the ridge height, and 2.6m at the eaves. Whilst being an addition to the principal elevation, this conservatory will be a modest and sympathetic addition to the front of the property, and will not unduly harm the visual appearance or character of the dwelling. It will marginally increase the bulk to the front elevation, but this is acceptable and will have minimal impact to visual amenity.

Being to the front, the conservatory will be visible from the street scene. The Poplars comprises a mix of different style single storey dwellings, with varied designs and compositions. No.4 and its adjoined neighbour is set back from the primary row of houses which abut the street scene, retaining around 12m from the front boundary line. Being set back, this property does not make a significant contribution to the appearance, composition or character of the area. Therefore, the addition of a modest conservatory to the front elevation set 10.5m from the street scene will have a minor impact on the visual appearance and composition of the street. It will retain the general character of the locality, and have little resulting harm on the visual amenity of the area.

The proposal is subservient to the design of the host, and is well integrated. The materials differ to the existing materials, by way of white UPVC frames and double glazed units. Whilst this is not in keeping with the main materials of the property, the use of these materials is standard for a conservatory, and will not have adverse intrusion on the visual appearance of the host dwelling. The scale and massing of the dwelling is appropriate, and will not unduly obtrude or dominate the host dwelling.

Part M of the Arun Design Guide states that front extensions should take care not to disrupt the composition of the street in terms of rhythm or building line, ensure continuation of existing building design in terms of details and materials, and maintains and enhance front garden spaces. The front element is larger than recommended 1.5m by the Arun Design Guide, measuring a total depth of 2.3m. However, given its modest scale and minimal design, the addition of this conservatory will not be adversely harmful and is in accord with the Arun Design Guide.

The development will have no adverse impact on visual amenity or the character of the area and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

RESIDENTIAL AMENITY
The proposal will be single storey, and have a hipped roof measuring 3.5m high. It will retain 1.25m to the southern boundary, and 3.5m to the north boundary. These distances are acceptable and in accord with D DM4 of the Arun Local Plan. Being to the front and set a sufficient distance away from any neighbouring properties, this conservatory will not result in any adverse overbearing or overshadowing. It will also not result in unacceptable levels of overlooking given its location and small scale, and will protect the amenity and privacy of nearby residents.

The Arun Design Guide states developments should protect neighbouring privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accord with D DM1 of the Arun Local Plan and the Arun Design Guide.

SUMMARY
The proposal accords with relevant development 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

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:

- The Location Plan
- Block Plan
- Proposed Plan and Elevations

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

3 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 National Planning Policy Framework.