

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

REF NO: FG/166/18/HH

LOCATION: 31 South Drive
Ferring
BN12 5QU

PROPOSAL: Demolition of rear sun room & erection of single & two storey extensions, replacement front elevation porch & garage extension & replacement of existing flat roof with pitched roof over existing two storey, north-west accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As Above.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council provided no response
No representation from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

N/A

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

[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

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun District Local Plan and the Ferring Neighbourhood Plan 2014 Policy 1A.

The site is occupied by a two storey dwelling within a street scene of detached two storey dwellings of varying design, all of which are staggered to a varying degree along South Drive.

DESIGN AND VISUAL AMENITY

When viewed from the principle elevation onto the road, the porch and garage addition and the pitch over the existing two storey are considered modest in nature. By virtue of its subservient design it is considered in proportion with the existing dwelling without detracting from the appearance of the street scene setting.

The most visible increase is viewed via the west and east elevations. The rear infill two storey addition allows for a increased roof projection following the existing pitch of the roof. A 2m depth addition would be added creating a hipped gable and barn hip roof design to the west elevation whilst a catslide would dominate the east elevation. A rear balcony would serve the reconfigured master bedroom and dressing area across the width of the rear first floor.

The proposed development is considered to provide significant improvements to the dwelling overall and would not give rise to any adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun District Local Plan and Ferring Neighbourhood Plan 2014 Policy 1A.

RESIDENTIAL AMENITY

Although the scale mass and bulk of the west and east elevation is a significant increase to the existing dwelling, by virtue of its sensitive design and orientation with neighbouring dwellings it does not give rise to any overbearing or overshadowing impact upon the residential amenity of either neighbouring occupiers.

In particular the footprint of neighbouring no.31 sits comfortably inline with the host dwelling and allows for a rear balcony which sets an acceptable precedence for a balcony to the host dwelling. Therefore the balcony at the host dwelling is nothing out of the ordinary in this location and by virtue of the open view out to sea raises limited concern to the overlooking from one dwelling to another in the locality. There is no concern towards an increased amenity impact to neighbour no.29.

The proposed accords with DDM1 and DDM4 of the Arun District Local Plan and Ferring Neighbourhood Plan 2014 Policy 1A.

SUMMARY

The proposed development is deemed to accord with 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
 - Location Plan /Block Plan
 - Existing Floor Plan - 2014/27/1 A
 - Proposed Floor Plan - 2014/27/2 G
 - Existing Elevations 2014/27/03
 - Proposed Elevations 2014/27/04 A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District Local Plan.
- 3 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 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.