

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

REF NO: FG/166/20/HH

LOCATION: 5 Ferringham Way
Ferring
BN12 5NG

PROPOSAL: Creation of 2 habitable rooms in existing garage and remodelling of GF bedroom to accessible bathroom to accommodate dependent family member. Extension and remodelling of existing rear conservatory to accommodate kitchen and store room. Erection of timber clad storage container/ outhouse on front drive.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to convert the existing garage to habitable use, construct a rear extension and erect a timber clad outbuilding on the front drive. The outbuilding is 6.2m deep, 2.5m wide and 2.7m high. The rear extension is 2.58m deep, 3.1m wide and 2.9m high.

REPRESENTATIONS

Ferring Parish Council - No objection.

No representations received from occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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)
DSP1	D SP1 Design

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

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, provided they are suited to an urban setting.

DESIGN AND VISUAL AMENITY

The application seeks to perform development affecting different areas of the application site, and as such these areas, and their related developments will be addressed separately. The host dwelling is sited within a large plot for its locality, the area is considered to have a mixed character due to the wide variety of dwellings within the area.

The majority of the alterations which relate to the garage conversion are internal, and the main visual change will be that the aspect of the building that faces the street scene will have alterations to its fenestration. This is because the existing garage doors will be bricked up, and replaced with a windows. Whilst this would result in a change in appearance, due to this fenestration change, and the materials used, it is not considered so significant a change that the application should be refused.

To the rear of the host dwelling, a rear extension is proposed which projects from the existing Western projection of the host dwelling. Whilst there may be some views of this element of the proposal from the street scene of Ferringham Way, the extension is not considered to be an unduly dominant feature within this street scene. This is as a result of the extension being similarly scaled to the existing extension (as being of the same height and width), and the boundary treatment present serving the application site.

The proposed outhouse on the front drive is considered to represent an acceptable addition to the host dwelling. This is due to its modest scale, and the fact that it does not project beyond the building line of the locality, as established by the neighbouring dwelling to the South. The use of materials to clad the unit are considered to sensitively relate to the host dwelling and its locality.

The application is considered to accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of the neighbouring dwellings. This is as a result of the scale of the proposed development, the aspect of the development site and the separation distance from nearby dwellings. Furthermore, with regard to potential for loss of privacy, the proposal is single storey nature and therefore any views available would be the same as those available from the host dwelling as existing.

The application is considered to accord with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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:

- Block Plan - P000 - Drawing Ref. A - 05.12.2020
- Proposed Site Plan - P003 - B - 05.12.2020
- Proposed Ground Floor - P007 - Drawing Ref. A - 05.12.2020
- Proposed Ground Floor - P006 - Drawing Ref. A - 05.12.2020
- Existing and Proposed Elevation - SE - E002 - A - 05.12.2020
- Existing and Proposed Elevation - NE - A - 05.12.2020
- Existing and Proposed Elevation - NW - A - 05.12.2020
- Existing and Proposed Elevation - SW - A - 05.12.2020
- Section, Container Storage Front Drive, Long - S006 - A - 14.01.2021

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 **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.