

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

REF NO: FG/173/20/HH

LOCATION: 31 Ferringham Lane
Ferring
BN12 5NB

PROPOSAL: Addition of a single storey 'cube' glass room to the rear elevation of the property in the private garden.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This applications seeks to construct a single storey 'cube' glass room to the rear elevation of the property in the private garden.

The single storey 'cube' glass room will sit at the rear of the property and will be 5.26m to the southern boundary and 30.14m to the western boundary. The materials used to construct this glass room will be constructed from a range of materials. The walls will be made from aluminium powder coated posts and profiles and clear glazing. The roof of the glass room will be constructed with similar materials including aluminium powder coated posts and profiles.

At the side elevation looking to the south elevation the glass room will have a height of 2.61m and length of 3.26m. There will be sliding glass doors constructed at this elevation measuring 2.06m in height with a length of 1.18m. At the rear elevation which looks to the west elevation the proposal will have a maximum height of 2.67m and length of 4.35m.

RELEVANT SITE HISTORY

FG/57/20/HH	Single storey ground floor extension to create garage and kitchen and first floor rear extension over dining room.	ApproveConditionally 09-07-20
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REPRESENTATIONS

No comments from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

Tree preservation order.

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
NPPG	National Planning Practice Guidance

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, subject to this being suited to an urban setting.

DESIGN AND VISUAL AMENITY

The proposed development seeks to construct a single storey 'cube' glass room to the rear elevation of the property.

Due to the siting of the proposed development, it is not considered to result in any significantly harmful impact upon the character of the locality, as a result of its set back nature within the application site. Although the single storey 'cube' glass room will sit at the rear elevation, the addition of the glass room will take up an increased amount of space within the garden of the host dwelling, however this is going to have a limited impact on the host dwelling itself due to there being a significant space remaining with a

proposed western boundary of 30.14m. Furthermore, the limited scale of the glass room is considered to allow the proposal to appear subservient to, and well integrated with, the host dwelling. Therefore, the proposal is considered to be in accordance with D DM(1), D DM4(a), (b) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the scale of the proposed development and its single storey nature. At the southern boundary the extension will leave a distance of 5.26m, although this will be reduced by 3.96m from its existing boundary, this is still a significant boundary distance. Furthermore, the proposal does not introduce any openings above ground floor level, and as such, is not considered to result in a loss of privacy to occupiers of neighbouring dwellings.

The proposed development is considered to be in accordance 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

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
- Proposed elevations and site 91192-03
- Proposed elevations and block 91192-01

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.