

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

REF NO: FG/178/21/HH

LOCATION: 12 Colindale Road North  
Ferring  
BN12 5LB

PROPOSAL: Erection of two storey side extension, front porch extension and conversion of loft to habitable use including 1no. rear dormer.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      This application seeks to build a two storey side extension, front porch extension and convert the loft to habitable use with the installation of 1no. dormer to the rear.

**RELEVANT SITE HISTORY**

|             |                                          |                                  |
|-------------|------------------------------------------|----------------------------------|
| FG/81/19/PL | Conservatory & porch to side of property | ApproveConditionally<br>10-09-19 |
|-------------|------------------------------------------|----------------------------------|

**REPRESENTATIONS**

Ferring Parish Council - No Response.

No representation received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None

**POLICY CONTEXT**

Built Up Area Boundary  
CIL Charging Zone 4

**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 considered in this application are Policy D DM1 and D DM4 of the Arun Local Plan. Additionally section M of the Arun Design Guide which relates to extensions is of relevance.

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

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 Design Guide 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.

**DESIGN AND VISUAL AMENITY**

The property is a semi detached single storey dwelling located on the east side of Colindale Road North and backs onto public open space. It is constructed of brick with a pitched tiled roof with a single storey conservatory on its northern side. The boundary treatment consists of fencing to the northern boundary with no 14, hedging to rear and open plan frontage. The neighbouring property most affected by the extension is 14 Colindale Road North.

The proposals are for a two storey side extension and conversion of the roof space (some of which would be permitted development) to provide 3 first floor bedrooms.

The proposal will be sited to the side (north) elevation and will infill the gap to the side boundary in place of the existing conservatory. The proposal will consist of a kitchen/family room/bathroom and hall at ground floor level and 3 new bedrooms at first floor. There will also be a new front porch extension.

Due to the siting to side and front the proposal will be highly visible from street scene. However the roof height of the bungalow is not altering and the dormer windows would be located to the rear and would be similar to another rear dormer extension on a neighbouring bungalow. The pitched roof design at first floor is visually in-keeping with main dwelling roof design and roof lights are provided in the front roof plane which reduces the impact of the conversion in the streetscene and overall the proposal does not cause adverse harm to the surrounding character of area so complies with policy D DM1 of the Arun

Local Plan. The area is comprised of bungalows and the roof height is not altering.

There is around 0.7m retained to the northern side boundary and around 15m retained to the rear (east) boundary.

Whilst the proposals alter the appearance of the dwelling and increase its size the resultant dwelling would not be overly dominant or out of character with other bungalows in the road. In terms of the increase in floor area to the side, the amount of extension would be subservient to the existing dwelling and the main dwelling roof. The neighbouring property to the north is of similar height and has a different orientation so a terracing effect would not result. This neighbouring dwelling also has a flat roofed garage attached to the side elevation which projects forward of the front elevation and acts as a visual break between the 2 properties so the proposals are not out of character with surrounding area.

The ground floor extension will have a width of approximately 1.3m and a length of approximately 8m. The front porch will extend forward to a depth of 1.5m.

The recently adopted Arun Design Guide states that development should be subservient to the main dwelling and this complies in terms of size and scale. It states side extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5m, and should have a building frontage no greater than 70% of the existing building. It states that two storey extensions can minimise their impact on street scene by incorporating the same angle of pitch as the existing roof so the proposal complies.

The materials can be conditioned to match the existing property to ensure the extension is fully integrated so complies with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### RESIDENTIAL AMENITY

The proposal retains a gap of 0.7m to the boundary and the neighbouring property no 14 has a garage along part of the side elevation and the rest of the adjacent elevation is 2m from the boundary. There is increased risk of overshadowing or overbearing effects to this neighbouring property but the gap to the boundary combined with the roof height proposed and that the openings in the side elevation are secondary reduces the impact of overshadowing to an acceptable level.

The only window proposed at first floor in the side elevation facing no 14 is a bathroom window which would be obscure glazed and is appropriately conditioned to prevent any adverse overlooking. The dormer windows in the rear would face over rear gardens and would not result in direct overlooking of adjacent gardens.

The proposed development due to the siting and design, is not considered to result in harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

#### SUMMARY

The proposed development accords with the relevant development policies and is recommended for approval subject to the following conditions and informatives.

|                         |
|-------------------------|
| <b>HUMAN RIGHTS ACT</b> |
|-------------------------|

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:
  - Site and Block Plan
  - Existing Ground Floor Plan BSB/21/886/1
  - Existing Elevations and Proposed First Floor Plan BSB/21/886/3/B
  - Proposed First Floor Plan BSB/21/886/3/A
  - Proposed Elevations and Ground Floor Plan BSB/21/886/2/a  
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 The materials and finishes of the external walls and roof of the extensions hereby permitted shall match in colour and texture those of the existing building.  
  
Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 No windows (other than that shown on the plans hereby approved) shall be constructed at first floor in the north elevation of the extension hereby permitted without the prior permission of

the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 5 The first floor bathroom window on the north elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m internal floor height.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM4 of the Arun Local Plan.

- 6 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.