

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

REF NO: FG/186/18/HH

LOCATION: Elm Lodge
Tamarisk Way
Ferring
BN12 5ER

PROPOSAL: Demolition of existing porches and erection of single storey side extension and part single/part two storey side extension

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to demolish existing porch and one of two garages and the erection of part single/part two storey side extension. The main extension would project as a wedge shape from the existing south west elevation. It would sit at a total width of 5.1m by 8.2m deep. The roof would form a bonnet hip with dormer to a total ridge height inline with the existing.

In addition the existing south east elevation roof pitch would alter to a full gable, allowing for a full double opening door and Juliet balcony. This married with the bonnet hip would create a new roof design with two large upper floor bedrooms with dressing room and en-suite.

A single storey flat roof addition with roof lantern would square off the lounge/dinning room on the ground floor.

The extension would be finished in materials to match the existing dwelling.

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 chalet style bungalow within a street scene of detached single storey and chalet style/two storey dwellings of a similar design and appearance.

DESIGN AND VISUAL AMENITY

The application would transform the roof construction, allowing for a bonnet hip and full gable design that is considered to fit comfortably within the street scene setting. In particular special regard has been given to the ridge height and the gable pitch - to match the rhythm of the most immediate dwellings to the west of the site.

By virtue of the scale, mass and design the overall proposal responds well to the proportions of the existing dwelling without detracting from the street scene setting. The use of light grey tiles to replace the existing red plain tiles may allow for a more contemporary feel, however, this is not considered to dominate the area character.

The extensions are not considered to 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

The neighbouring occupiers at Magalia to the south raised a verbal concern in regard to the Juliet balcony and the view from the master bedroom as being overbearing to their amenity allowing for direct views into their private garden. The Officers have reviewed the relationship between both properties. The footprint of Magalia to Elm Lodge may be approx. 18m in distance, however by virtue of the position of the Juliet balcony in relation to Tamarish Way and the fact that a large proportion of the garden of

Magalia is open to the street scene, this part of the development is not considered to create an unreasonable level of harm to the amenity of neighbouring Magalia to its detriment.

Neither of the remaining elevations appear to create any additional overlooking to the detriment of neighbouring occupiers.

The proposal, on residential amenity grounds, is in accordance 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 - 694/PRO
 - Existing Site Plan - 694/01

- Existing Ground Floor & Part Site Plan - 694/02
- Existing First Floor & Roof Plans - 694/03
- Existing Side & front elevations - 694/04
- Existing side & rear elevations - 694/05
- Proposed Site Plan - 694/06
- Proposed Ground floor and part site plan - 694/07
- Proposed First Floor & Roof Plans - 694/08
- Proposed side and front elevations - 694/09
- Proposed side and rear elevations - 694/10

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.