

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

**REF NO:** FG/188/14/HH

**LOCATION:** 4 Chalet Gardens  
Ferring

**PROPOSAL:** Front extension

**SITE AND SURROUNDINGS**

|                                       |                                                                                                                                                                                                                                          |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | The proposed front extension measures approximately 5.4m in length, 2.4m in depth by 4.5m (maximum) in height.                                                                                                                           |
| SITE AREA                             | N/A                                                                                                                                                                                                                                      |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                                                                                      |
| TOPOGRAPHY                            | Predominantly flat                                                                                                                                                                                                                       |
| TREES                                 | None of any significance affected by the proposed development.                                                                                                                                                                           |
| BOUNDARY TREATMENT                    | Open site frontage                                                                                                                                                                                                                       |
| SITE CHARACTERISTICS                  | Detached bungalow with conservatory on front elevation to side of pitched roof. The walls have reddish/brown brickwork on lower level, white painted brickwork on upper level, white PVCu windows with a red tiled roof. Dormer to side. |
| CHARACTER OF LOCALITY                 | Detached bungalows in cul-de-sac of various styles and designs.                                                                                                                                                                          |

**RELEVANT SITE HISTORY**

|         |                                                 |                       |
|---------|-------------------------------------------------|-----------------------|
| FG/1/60 | Six detached bungalows two garages and new road | Approve<br>03-02-1960 |
|---------|-------------------------------------------------|-----------------------|

**REPRESENTATIONS**

**Representations received:**

None

**Comments on Representations received:**

None

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

**POLICY CONTEXT**

Designation applicable to site:  
Within Built Up Area Boundary

**DEVELOPMENT PLAN POLICIES**

Arun District Local Plan 2003: [GEN7](#)  
[DEV19](#)

[Publication Version of the Local Plan \(October 2014\):](#)

The Form of New Development  
Extensions to existing residential buildings  
D DM1 Aspects of Form and Design  
Quality  
D DM4 Extensions and Alterations to  
Existing Buildings (residential and non-  
residential)  
D SP1 Design

**PLANNING POLICY GUIDANCE**

**POLICY COMMENTARY**

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered

alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Ferring; Littlehampton; Yapton. There are no specific policies in Ferring Neighbourhood Plan which directly relate to the proposal.

#### **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

#### **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

#### **CONCLUSIONS**

The link detached bungalow is located within a cul-de-sac and has an existing conservatory on the front elevation. The proposal seeks to extend the existing lounge on the front elevation that will be approximately 5.4m in length and will project out approximately 2.4m into the front garden. The pitched roof and the materials to be used will match the existing property. The extension would be integrated with the existing dwelling in terms of its design and scale. No3 to the east has a front extension that is virtually identical in size and position to the proposal which was the subject of planning permission FG/54/08. Indeed the proposal would balance the appearance of the pair of dwellings.

The neighbouring property to the west is approximately 5m from the proposal and the immediate property to the east No 3 is approximately 10m from the proposal. There is a high level window proposed on the east elevation of the extension and the window on the west elevation would face onto front garden driveways. It is not considered that the proposal would detrimentally harm the occupiers of either property by way of overbearing effects or loss of privacy.

The proposal would not be obtrusive in the street scene, nor would it be out of keeping with the surrounding residential area and it is therefore recommended that the application be approved, subject to the following conditions.

#### **HUMAN RIGHTS ACT**

**FOR APPROVAL**

**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 (the right to respect for 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 neutral 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).

**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, block and 14/987/02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.