

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

REF NO: FG/18/26/HH

LOCATION: 7 West Drive
Ferring
BN12 5QZ

PROPOSAL: Demolition of existing rear conservatory, with erection of replacement single-storey rear extension and with new window to the north elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high ground water.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site comprises a detached bungalow located at 7 West Drive, Ferring.

The proposal seeks planning permission for the erection of a single storey rear extension following the

REPORT_1011(ODB)

demolition of the existing rear conservatory, together with the addition of a new window within the side elevation.

The proposed rear extension would measure approximately 10m in width and 6m in depth, which would be comparable to the depth of the existing conservatory. The extension would feature a crown roof form with a maximum height of approximately 3.3m and an eaves height of approximately 2.4m. External materials would comprise matching facing brickwork and plain clay roof tiles, ensuring the development integrates visually with the host dwelling, in accordance with Arun Local Plan policy D DM4.

The proposed fenestration would include two full-height sliding doors opening onto the private rear garden, along with three centrally positioned rooflights within the flat roof section. In addition, a new window is proposed within the side (north) elevation of the original dwelling to serve a bedroom.

Whilst the proposed rear extension would not be fully subservient in scale to the host dwelling, which is contrary to the guidance set out within the ADG, it would remain proportionate to the original bungalow. Moreover, although the proposed depth would exceed the guidance within the ADG, the proposed depth would be similar to that of the existing rear projection. In this context, the departure from the ADG would be acceptable and would not result in harm to the character or appearance of the host dwelling.

The depth of the extension would exceed the 3.3m recommended within the ADG for single storey rear extensions. However, the extension would be located to the rear of the dwelling and within a relatively spacious plot. Furthermore, it would not be visible from the public realm, and therefore would not appear visually intrusive or out of character within the surrounding area.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed development would be set back by approximately 14m from the dwelling to the north, set in approximately 3.5m from the northern side boundary, and set in approximately 1.8m from the southern side boundary. The neighbouring dwelling to the south would be further screened by the presence of an existing garage within the neighbouring plot. Given these separation distances and the site context, the proposal would not result in any overbearing or overshadowing impacts to neighbouring occupiers.

The proposed extension would partially replace the existing glazed conservatory. As a result, the overall amount of glazing would be reduced, with the proposed openings orientated towards the rear (east) elevation. An approximate rear garden depth of 32m would be retained, which exceeds the recommendation set out in the ADG. The ADG recommends a minimum back-to-back separation of 21m between dwellings, typically achieved through rear gardens of at least 10.5m in depth. As a result, the rear extension would not give rise to overlooking or loss of privacy to neighbouring properties.

A new window is proposed within the side (north) elevation of the dwelling. This window would have a similar outlook to the existing opening within this elevation and, due to its ground-floor position, would not introduce any additional or harmful levels of overlooking.

Overall, the proposed development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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 not CIL liable.

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 maintained in accordance with the following approved plans:

- Location and Block Plan 01A
- (Existing) and Proposed Elevations 04A
- Proposed Site Plan and Additional Plans 3.03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the

meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 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.