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

REF NO: **FG/191/15/HH**

LOCATION: 27 Singleton Crescent
Ferring

PROPOSAL: First floor and single storey extensions and car port

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to extend the existing 2 bedroom dwelling to make it a four bedroom bungalow with a first floor window in the north elevation and 2 roof lights in the south elevation. The property would be extended to the south, east and west. The proposal includes removal of the existing sunroom and garage.
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	Low brick walling to front at approximately 0.3m in height. Hedging over 2m in height along the front side (east) boundary. Close boarded fencing at approximately 1.8m in height to the rear with hedging in places commonly over 3m in height.
SITE CHARACTERISTICS	A detached bungalow with brown brick elevations and a hipped roof with brown plain roof tiles. The property is set well back from the highway with an existing vehicular access cutting across an area of greensward to the front. A detached garage with a pitched tiled roof is on the western side of the property.
CHARACTER OF LOCALITY	Predominantly residential in character, there are mainly detached bungalows in the road, some of which are noted to have had loft conversions. The street scene has a generally verdant and spacious appearance.

RELEVANT SITE HISTORY

FG/54/14/HH	Proposed front and rear extensions, new roof to provide first floor bedrooms, car port and fence on north west boundary.	Withdrawn 17-06-2014
FG/112/14/HH	Proposed single and second storey extensions (resubmission following FG/54/14/HH).	ApproveConditionally 23-10-2014

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:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
Publication Version of the Local Plan (October 2014):		SD SP2 Built -Up Area Boundary D SP1 Design D DM1 Aspects of Form and Quality D DM4 Extensions & Alterations to Existing Buildings

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice 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: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Yapton. There are no relevant policies in Ferring Neighbourhood Plan relating to this type of development.

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

PRINCIPLE
The site is located within the built-up area where the principle of development is acceptable, subject to accordance with relevant planning policies. In this instance, the main criteria against

which the application will be assessed is contained within the Arun District Local Plan policies GEN7 and DEV19 which seeks to prevent development that would have an adverse impact upon visual and residential amenities.

DESIGN AND VISUAL AMENITY

This application seeks planning permission for ground and first floor extensions on a bungalow which would effectively retain the appearance of a single storey property. The previous permission FG/112/14/HH approved a significantly greater amount of development at first floor, but had a smaller footprint. The mass and bulk of the roof extensions at first floor level have been reduced by increasing the ground floor footprint as well as omitting the dormer on the east elevation. These changes have improved the appearance of the dwelling, increasing the subservience and scale of the resultant property. The alterations still retain the single storey bungalow appearance of the dwelling compared to the 2 storey dwelling previously approved.

The existing bungalow is at a noticeably lower height than the neighbouring properties and this provides scope for a height increase without it appearing out of character with its surroundings. The plot occupies a corner location in Singleton Crescent that is of a much larger size than its neighbours and these factors combine to accommodate a larger footprint of development without causing harm to the appearance of the street scene. There is evidence of a number of loft conversions and chalet style bungalows through the addition of side dormers and rooflights which makes some form of first floor development acceptable in the street scene. This is particularly the case with the neighbouring property of no. 25 to the east which is a chalet style bungalow which has a glazed section at roof level and a side dormer and no. 29 with a south-facing rooflight.

The front and rear elevations line up in the main with those of no. 25 and also sit well in relation to the remainder of the property row. The car port would also not project beyond the front elevation of the dwelling. The front elevation will have a gable end pitched roof together with a single storey side extension which serves to visually break up the massing of the property, particularly at first floor level. The side and rear extensions have been sympathetically designed to respect the original form of the host dwelling and the use of matching materials will ensure that they acceptably blend in. The extensions will therefore not make the property appear harmfully out of character with its surroundings and due to its considerable set-back distance from the road and corner location will not unacceptably compromise the appearance of the street scene.

It is therefore considered that the proposal complies with policies GEN7(ii) and DEV19(i) of the Arun District Local Plan.

RESIDENTIAL AMENITY

There are acceptable separation distances being retained between the proposed extensions and immediately neighbouring properties, especially with the outward expansion at ground floor level towards the west of the site where there is more space on the triangular shaped plot. The rear and side extension to the east are 2.5m away from the boundary with no. 25 and will pitch away from the boundary so as to prevent any unacceptable overbearing or overshadowing effects arising. Although the car port will be located adjacent to the western boundary, given its open nature and limited height it would also not result in any materially adverse impacts on residential amenity.

It is therefore considered that the extensions are acceptable in residential amenity terms and so it complies with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan.

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: drawing 2 (Location and block plan) dated 11-11-2015, AR-94-01 (Existing elevations) dated April 2014 and Drawing 1 (Proposed floor plans and elevations) dated 19-10-2015.

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 The materials and finishes of the external walls and roof of the single and first floor extensions hereby permitted shall match in colour and texture to those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

4 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.

5 INFORMATIVE: Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. Their initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.