

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

REF NO: FG/195/17/HH

LOCATION: 59 Little Paddocks
Ferring
BN12 5NH

PROPOSAL: Demolition of existing front porch roof & rear conservatory & the erection of a part single/part two storey front & rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal will upgrade existing accommodation at this dwelling. It will extend the dwelling slightly forwards to enlarge ground and first floor bedrooms by 1.62m. The dwelling will be extended 3.6m rearwards to enlarge bedroom 1 and also provide a dining room at ground floor. This will replace an existing conservatory. Glazed curtain walling will be introduced into the front and rear gables and side dormer would be replaced and deepened/made slightly narrower. Overall, the appearance of the dwelling would be revised to have a more post-modern appearance.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To the front, 2m+ side hedgerows. To the rear, fencing and 2m+ hedging/planting.
SITE CHARACTERISTICS	The site is occupied by a chalet type dwelling with room(s) in roof and small single dormers on each side. Upper single window in each of front and rear gable. It is whit rendered with red small plain tile hung front gable. The dwelling has a large gravelled driveway to front which can accommodate 3 to 4 cars.
CHARACTER OF LOCALITY	Residential area with a mixture of bungalows and chalet bungalows in the vicinity of the site. Various designs and materials.

RELEVANT SITE HISTORY

FG/135/59	Bungalow And Garage	Withdrawn
FG/3/53	House	Refused 06-02-53

FG/47/60	Chalet Bungalow	Approve 05-05-60
FG/223/88	Porch extension to existing single residential dwelling	ApproveConditionally 16-01-89

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No Ferring Parish Council comments received.

No representations from surrounding occupiers

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area

Tree Preservation Order

DEVELOPMENT PLAN POLICES

[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 DM4	Extensions & Alterations to Existing Buildings
D DM1	Aspects of Form and Design Quality

D SP1 Design

QE SP1 Quality of the Environment

[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

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.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

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).

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. 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: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Ferring has a Made Neighbourhood Development Plan, this is therefore a material planning consideration. Whilst there are no policies relating specifically to the type of development proposed in this application, Policy 1A is relevant and this states that:

Policy 1A: Spatial Plan for the Parish

The Neighbourhood Plan defines the built up area boundary of Ferring village, as shown on the Proposals Map.

Proposals for development located inside the built up area boundary will be supported, provided they are suited to an urban setting and they accord with the provisions of the Neighbourhood Plan and with other relevant development plan policies.

Proposals for development located outside of the built up area boundary that do not accord with development plan policies in respect of the control of development in the countryside will be resisted.

The proposed development is in accord with the above policy.

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 with the boundary of the built up area and as such there can be no objection to the principle of development subject to compliance/consistency with the policies and all other material considerations.

DESIGN AND VISUAL AMENITY

The proposal introduces a more modern and unified design into the street scene. Given the mixed character of the area, this is not considered to be intrusive or incongruous and therefore not considered to result in unacceptable harm to visual amenity. The scale of the proposal is not excessive and the massing and appearance of the dwelling has not unduly changed. The scheme which will not be unduly dominant or intrusive visually in terms of impact on surrounding dwellings.

It is therefore considered that the extensions/works are acceptable in visual amenity terms and complies with policies GEN7(ii) and DEV19(i),(ii) of the Arun District Local Plan.

RESIDENTIAL AMENITY

With regard to the impact upon amenity of adjoining occupiers the proposed development will introduce additional side roof lights in the west elevation, but these light the new dining room at a high level and

therefore do not result in overlooking/privacy loss. The revised side dormers will both be obscure glazed and will serve a landing and a bathroom and therefore do not result in overlooking/privacy loss. The front and rear extensions do not result in any significant level of encroachment into outlook from the front and rear of adjoining dwellings.

There is considered to be no harm to the amenity and privacy of the adjoining occupiers and the proposal is therefore in accord with policies.

It is therefore recommended that the application be approved, subject to conditions.

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.

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 drawings:

Drawing Number 5900/LOC Rev A - Existing Location Plan - Dated November 2017
Drawing Number 5900/BLO - Existing Block Plan - Dated November 2017
Drawing Number 5900/04 - Proposed Site Plan & Elevations - Dated November 2017
Drawing Number 5900/03 - Proposed Plans - Dated November 2017
Coloured Proposed Front Elevation - Received with Application
Coloured Proposed Rear Elevation - Received with Application

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 No development above damp proof course shall take place unless and until a schedule of materials and finishes to be used for external walls, roofs and windows (including details of colours and finishes) for the proposed development has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The windows in the main east and west facing elevations of the first floor dormers shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 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.