

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

REF NO: FG/197/18/HH

LOCATION: 25 Cissbury Road
Ferring
BN12 6QL

PROPOSAL: Rear extensions and loft conversion together with internal alterations and all associated drainage works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to extend the dwelling, by way of a single storey rear extension, and a loft conversion with two rear dormers.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Ferring Parish Council

Parish Council - Objection

- It will be an overdevelopment of the site.
- It will eliminate any gap between the neighbouring property to the West, which will have an impact on the street scene.

1 Letter of objection from nearby resident:

- Overdevelopment of the site, which is out of character and overbearing, given the size of the plot.
- Increased traffic and parking in the area.
- Loss of privacy as a result of the rear dormer windows.
- Materials of the dormer are not in keeping with the architecture in the neighbourhood.
- The neighbourhood was designed as a retirement area, allowing a family house will have a detrimental effect on the character of the quiet area.
- Introduction of a family dwelling will cause noise disturbance and spoil the neighbourhood.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within 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 application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1A of the Ferring Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY

Resultant of its siting, there are few available views of the rear extension from the street scene. The Western elevation of the host dwelling is currently home to a small lean-to, at a maximum height of 2.27m. The proposed development extends beyond this, to reach a maximum height of approximately 2.9m, this is approximately 3.1m lower than the ridge height of the host dwelling. Whilst it is noted that the ridge height of the proposal extends higher than the eaves of the host dwelling, it is considered that its siting allows it to have no significant impact upon the street scene, or the spatial pattern of the locality. This is because the spatial pattern within this area is inconsistent, and there is already an existing Western projection, which fills the gap at the ground floor level. Therefore, whilst the proposed rear extension is considered to be in conflict with D DM4(b) of the Arun Local Plan, it is in accordance with D DM1(1) and D DM4(e) of this Plan, which outweigh the policy conflict.

The proposed rear dormers are considered to be sympathetic and well integrated with the host dwelling, as a result of their modest design and scale. The ridge height of these dormers are 1.6m lower than that of the host dwelling, which is considered to allow them to appear subservient in appearance. Additionally, the fallback position is that it is likely that these dormers could have been built under the dwellings permitted development rights. The proposed rear dormers are considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan, and Policy 1a of the Ferring Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful overbearing or overshadowing impacts on adjacent occupiers. This is as result of the siting of the proposal, and the aspect of the development. The rear extension only extends beyond 2m from the rear of the adjacent dwellings' rear extension, and features no windows on this elevation. All of the openings on this extension are at ground floor level, and are therefore no different from those available from the garden as existing. With regard to the rear dormers, they are contained within the footprint of the host dwelling, and therefore are not considered to result in any significant overbearing or overshadowing impact on adjacent dwellings. They are not considered to result in any significant loss of privacy to local occupiers, for example, 3 Orchard Close, or 31 Cissbury Road, in that they are sited approximately 23m, and 20m from these dwellings respectively. It is also noted that it is likely that these dormers could be constructed under Permitted Development Rights.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan in terms of impact on occupiers of neighbouring dwellings.

SUMMARY

The proposed development is considered, on balance, to be acceptable, and therefore should be recommended to be approved 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.

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:

- Proposed Plans - 18042 - 2.02 - 07.06.18
- Proposed Elevations - 18042 - 2.03 - 07.06.18

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

- 3 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 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.