

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

REF NO: FG/197/21/HH

LOCATION: 12 Clover Lane
Ferring
BN12 5LZ

PROPOSAL: Erection of single storey front and rear extension following the demolition of garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of front and rear extensions with associated roof extensions. The property is a bespoke designed bungalow which is surrounded by similar bespoke designed bungalow properties.

REPRESENTATIONS

One letter of objection on the following grounds:

- Insufficient parking provision.
- Awkward corner for bin lorries and access for emergency vehicles.
- Add to pressure for on road parking.
- Dangerous environment for elderly and people with disabilities.

CONSULTATION RESPONSES RECEIVED:

No comments received from Parish Council.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOCAL PLAN.
INSIDE BUILT UP AREA BOUNDARY.

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)
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

In this case, the key policies are deemed to be D DM1, D DM4 and T SP1 of the Arun 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 T SP1 requires that development provides appropriate levels of parking and does not worsen safety conditions to traffic and pedestrians.

There are no neighbourhood plan policies that are considered relevant to this application.

DESIGN

The dwelling will be extended forward by 1.3 metres and the roof will be enlarged. The roof will be extended to the rear by 2.04 metres. An attached garage will be added to the rear of the building replacing an existing detached garage. The rear enlargement will not add more than 3.63 metres to the building in total.

The area is mixed in character with individual dwellinghouses being bespoke designed. The proposed extensions will support the bespoke design of the property concerned.

The extensions proposed will be in scale with the property on which they are to be imposed.

It is considered that the siting, scale and design of the proposed extensions are acceptable and as such they would be subservient and well integrated additions as they would be parallel in roof slope to the existing roof and the flat roofed garage would be behind the house.

Section M of the Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with the design guide being of appropriate scale to the host dwelling.

A condition will be applied such that materials which closely match the external wall materials and facing roof tiles of the existing house will assist with ensuring the proposal appears integrated with the development on site.

By way of the size and design of the proposed extensions they are not considered to result in adverse harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The new development will comply with the 45 degree rule when measured from the nearest front facing window at 10 Clover Lane. The 45 degree rule is a rule of thumb the Council uses to assess over shadowing and overbearing impact. A line is drawn for the centre of the closest window at 45 degree

sand development should not encroach upon it.

The development will not have a significantly different impact on 2 Ansisters Road to the north of the development which will still have a garage along the boundary

The proposed development is not considered to result in adverse harm upon amenity and accords with D DM1 and D DM4 of the Arun Local Plan.

HIGHWAY ISSUES

The proposal will not alter the amount of parking available on the site and there are no changes proposed to the existing access onto the property to affect highway conditions highlighted by objector.

The extensions proposed will not increase the amount of development on the site. By imposing a condition that the replacement garage is used for vehicle parking only will ensure that there is no change in available on site parking. By doing this it is likely to improve the situation as there is no known condition to limit the use of the existing garage to be used for parking only.

The proposal is therefore compliant with Policy T SP1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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

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 Ground Floor Plan dwg.no. 100 dated 22.10.2021

Proposed Roof Plan dwg.no. 101 dated 22.10.2021

Proposed East & North Elevations dwg.no. 201 dated 22.10.2021

Proposed West & South elevations dwg.no. 200 dated 22.10.2021

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

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

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

- 4 The replacement garage shall only be used for the garaging of vehicles in connection with 12 Clover Lane Ferring and for no other purpose.

Reason: To ensure the provision of adequate off street parking space in accordance with policy T SP1 of the Arun 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.