

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

REF NO: FG/1/21/HH

LOCATION: 11 Ocean Drive
Ferring
BN12 5QJ

PROPOSAL: Erection of single storey side and rear extension and raising of eaves line, following the demolition of rear conservatory and garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish the existing rear conservatory and garage, to replace with a single storey side and rear extension, including significant roof alterations to create a full first floor. This involves an increase in roof ridge height by 0.8m.
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RELEVANT SITE HISTORY

FG/219/18/PL	Demolition & erection of 1 No. dwelling with associated parking & turning.	Refused 13-03-19 Appeal: Allowed+Conditions 13-12-19
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REPRESENTATIONS

Ferring Parish Council - No comment.

Ferring Conservation Group - Objection.

- Object for the same reasons as the previous application.
- The proposal is overdevelopment.
- The proposal is unneighbourly, and overbears the neighbours to the South and the East
- There may be more vehicular movements.

1 letter of objection from local occupier:

- Overdevelopment.
- There will be overlooking.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within 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)
DSP1	D SP1 Design

Ferring Neighbourhood Plan 2014 Policy 1A

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Section M of the Arun Design Guide.

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.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

SITE HISTORY

This application follows the Inspectors Decision to permit previous permission FG/219/18/PL, which was for the demolition of the host dwelling and the construction of a replacement dwelling. The proposed application is considered to be a reduction when compared to this approved application, with regard to its built form. The proposal removes the approved front projecting ground and first floor projections, and also alters the roof form. These changes are considered to reduce the visual appearance of the host dwelling within the street scene, especially with reference to the roof changes, as the proposal is 0.6m lower than previously approved.

DESIGN AND VISUAL AMENITY

The application site is populated by a single storey bungalow, in an area with an eclectic mix of dwelling sizes, styles and sitings. The locality plays host to a wide variety of dwellings, and does not have a uniform spatial character as a result of this. This was previously stated in the Inspectors decision report for FG/219/18/PL, the permission for the constriction of the house. In this case, the proposal will result in ground, first floor and roof additions that will significantly enlarge the property, and as such the proposal cannot be considered as subservient to the host property.

However, the extensions sympathetically relate to the existing building in siting, design and form being a reasonable size of dwelling on the plot when compared to neighbouring properties and other properties in the vicinity of the application site on Ocean Drive.

The proposal would be of a high quality design, enhancing local distinctiveness and would not be out of character in the locality with other similar extended properties in the area, especially the similarly styled dwelling at 9 Ocean Drive. It would respond positively to the site and surroundings which feature many two storey and chalet style properties as well as providing an attractive place providing for the needs of the current occupiers of the dwelling.

It is considered that the overall increase in bulk and scale would be acceptable when seen in context with the host building and surrounding dwellings, many of which are two storey or extended chalet bungalows and therefore the proposed dwelling would complement neighbouring properties and the street scene as a whole.

Whilst it is noted that the proposed development may result in more associated vehicular movements, when compared to the host dwelling at current, this is not considered to be such an increase to demonstrably change the character of the area.

Therefore, whilst the proposed development conflicts with D DM4(b) of the Arun Local Plan, it is considered to accord with D DM1, D DM4(a) and (e) of the Arun Local Plan. Furthermore it is considered to appropriately relate with the host dwelling and its locality in accordance with Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the fact that the proposal aligns with the footprint of the neighbouring dwelling to the North, and would therefore represent a reasonably standard side-to-side relationship between the two dwellings. To the South, the proposal is sited very close to the boundary of the application site to this aspect, however, any harmful overbearing impact of the proposed side extension will be mitigated by the presence of the detached garage.

With regard to potential for loss of privacy to occupiers of neighbouring dwellings, the proposed development is not considered to result in any harmful overlooking of adjacent dwellings. This is as a result of the openings at first floor level being on the front and rear of the host dwelling, with any windows on the side elevations being at high level. The adjacent occupier to the East, at the end of the application site garden, is sited over 21m from the proposed openings, which is considered to be a suitable distance to prevent any harmful overlooking as prescribe by Section M of the Arun Design Guide. Furthermore, any concerns relating to access to the single storey extensions roof are mitigated by the presence of a Juliet balcony which is secured through the plans condition.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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:

 - Location and Block Plans - 1686/20/P/01A - JAN 2021 - Rev. A
 - Proposed Floor Plans - 1686/20/P/02 - JAN 2021
 - Proposed Elevations - 1686/20/P/03 - JAN 2021
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 **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.