

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

REF NO: FG/1/26/HH

LOCATION: 8 Laburnum Close
Ferring
BN12 5EJ

PROPOSAL: Proposed front extension (to replace existing porch/conservatory), rear extension, new roof tiles and render to cover existing brickwork and loft conversion to include front and rear dormers and removal of barn hips to the side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high groundwater levels.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow located at 8 Laburnum Close, Ferring.

The proposal seeks planning permission for the replacement of the existing front porch with a front extension, alterations to external materials, the construction of a single storey rear extension, and the addition of front and rear dormers alongside changes to the overall roof form.

The proposed front extension would measure approximately 2.3m in width and 3.6m in depth, replacing the existing glazed porch. The main entrance would be recessed, creating an open canopy feature. The extension would incorporate a pitched roof form with a maximum height of approximately 4m and an eaves height of 2.5m, finished in grey roof tiles. It is noted that the depth of the proposed front extension would exceed the guidance depth of 1.5m for front extensions outlined within the Arun Design Guide (ADG). Notwithstanding this, the proposed front extension would replace an existing conservatory of a similar depth and scale, and given the variation within the street scene of Laburnum Close, and that the proposed front extension would replace an existing structure, the proposed front extension would not result in demonstrable harm to visual amenity.

The proposed single storey rear extension would measure approximately 8.9m in width and 7m in depth, finished in white render. The extension would have a flat roof form with a maximum height of approximately 3.5m. Although the scale would not appear subservient to the host dwelling, the extension would be positioned to the rear, and would not be visible from the public realm, screened by the 1.8m boundary fencing.

The proposed depth of the rear extension would exceed the ADG guidance, which recommends that the depth of single storey rear extensions should not exceed 3.3m. However, as the extension would be situated to the rear and would not affect the street scene, and the application site would retain a significant amenity space provision to the northern part of the application. As such, this deviation from ADG would be acceptable in this instance.

Fenestration to the rear extension would include a full height window in the eastern elevation, a high level window in the side (southern) elevation, and a large bi-fold door on the side (northern) elevation leading into the side garden. Two rooflights measuring approximately 1.5m x 3m are proposed within the flat roof section.

Alterations are also proposed to the existing fenestration. On the side (north) elevation, new ground floor openings would include a door in a similar position to the existing, a small window, a two-casement window, and an additional full height window serving the existing bedroom. A further window is proposed on the side (south) elevation. The existing shed would be removed, and the garage would be modified to include a glazed door with a small window positioned alongside it. All new windows would be finished in black aluminium to match those proposed for the extensions. The proposed fenestration would be proportionate in number and scale and would not result in harm to visual amenity.

Roof alterations are proposed to convert the loft to habitable space. The existing barn-hipped roof sections would be raised to full gables, aligning with the existing ridge height of 5.9m (from existing eaves height of 4.4m at the barn-hip ends). New dark grey roof tiles are proposed. It is noted that there are no other properties with gabled roof forms within the street scene, however, this alteration could be constructed under permitted development, and it is acknowledged that there is some variation within the street scene with regards to hipped and barn-hipped roof forms. As such, the proposed roof extensions would not result in demonstrable harm to visual amenity.

Three rooflights are proposed within the principal (west) roof slope. While the ADG discourages rooflights on front elevations, similar examples exist within the vicinity and it is noted that front rooflights can be inserted under permitted development. As such, this deviation from ADG would be acceptable.

A small front dormer is proposed on the front (west) elevation, featuring a pitched roof consistent with the existing front projection and new front extension. The dormer would measure approximately 1.7m in width and 2.9m in depth, with a maximum height of 2.3m and an eaves height of 1.1m. It would be finished in cedar boarded cladding and contain a two-pane window. The dormer would be a subservient addition to the front roof slope, and would not appear overly dominant despite there being no other examples within the street scene. As such, given the scale and design of the dormer, the dormer would be acceptable within the context of the site.

A rear dormer is proposed within the rear roof slope elevation, facing east. The dormer would measure approximately 8.2m in width and 3.3m in depth, with a flat roof reaching 2.4m in height. It would be finished in grey composite cladding to complement the proposed roof tiles and would feature two three-pane windows. The rear dormer would be large in scale, and would not be subservient addition within the rear roof slope. The eaves line of the original roof would not be reinstated, and the proposed dormer would instead adjoin the flat roof section of the rear extension. However, it is noted that a rear dormer of comparable scale and volume could be constructed under permitted development, and given the siting of the dormer to the rear, the dormer would not result in demonstrable harm to visual amenity.

It is acknowledged that the proposal would not fully comply with the ADG in terms of garden amenity space, with a remaining depth of approximately 2.2m, below the recommended 10.5m. However, sufficient private amenity space of approximately 14.6m would remain to the side (north) of the extension. The design has been oriented to utilise this space, and overall amenity provision would be adequate for occupiers.

External materials and finishes would include cedar board cladding to the proposed front dormer and front extension, with white render to the remainder of the host dwelling. While these materials would not reflect the existing character of the property or the wider street scene and therefore would not fully comply with the ADG, there is some variation within the street scene, with render present and a small proportion of the dwelling would comprise cladding. As such, the material change would not result in undue harm to visual amenity and would be acceptable in this instance.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed front extension would replace the existing glazed porch. As it would reduce the extent of glazing on the front elevation, the proposal would represent an improvement over the current situation in terms of potential overlooking. The proposal would not introduce any new opportunities for overlooking or create any overbearing effects, given the spacing maintained between the front extension and neighbouring properties. As such, the front extension would not result in harm to the residential amenity of neighbouring dwellings.

The rear extension would be set in approximately 2.5m from the southern (side) boundary, in line with the existing southern flank elevation of the host dwelling. Given this separation and alignment, the development would not give rise to any adverse impacts on the neighbouring property to the south. To the north, the separation distance between the proposed extension and the boundary would be approximately 14.6m, which would be sufficient to prevent any unacceptable impact on the amenity of the neighbour to the north. To the east, the rear extension would be sited approximately 2.2m from the rear boundary and therefore in relatively close proximity to the dwelling at 52a Sea Lane. However, due to the relationship between the proposed extension and the neighbouring property to the east, the proposal would not result in an overbearing impact or give rise to unacceptable overshadowing to this

neighbour.

Three rooflights and a dormer are proposed within the front (west) roof slope. These elements would face the application site frontage and the public highway. As such, they would not give rise to overlooking or loss of privacy.

Windows within the side (south) elevation would be at ground floor level and benefit from screening by the existing 1.8m high boundary fence. These openings would therefore not result in overlooking or loss of privacy to the neighbouring property to the south. The ground floor rear fenestration would look onto the private rear garden and would be adequately screened by the existing boundary treatment and mature vegetation. The new ground floor side facing openings on the northern elevation would not result in any harmful overlooking or loss of privacy due to the significant separation distance, reinforced by the presence of a public footpath and a 1.8m high boundary fence.

At first-floor level, the proposed dormer in the rear (east) elevation would introduce new openings that would provide some views of neighbouring gardens, and as such, would result in some degree of overlooking. However, due to the positioning of the dormer, the windows would not directly overlook any habitable room windows of the neighbouring property. In addition, a dormer of this scale could be constructed under permitted development, and the proposed dormer would not therefore result in unacceptable overlooking.

The proposed development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), 4+ bedroom dwellings are required to provide 3 parking spaces. It is noted that the existing garage would not meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space. As such, the existing garage cannot be counted towards the parking provision.

Notwithstanding this, the private driveway provides sufficient space to accommodate at least two vehicles. The shortfall in on-site parking provision is noted, however the proposal would not result in demonstrable harm to highway safety or parking capacity in the local area. The proposal is therefore acceptable in this instance.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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.

CIL DETAILS

This application is not CIL liable.

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:

- Location Plan, Site Plan, Existing Plans AR-201-01.
- Proposed Plans AR-201-02.
- Proposed Elevations and Sections AR-201-03.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.