

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

REF NO: FG/210/21/HH

LOCATION: 23 Little Paddocks
Ferring
BN12 5NJ

PROPOSAL: Front balcony/inset dormer and 1st floor rear extension.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to erect a front balcony with associated inset dormer and a 1st floor rear extension that projects from the roof peak to the rear elevation.

RELEVANT SITE HISTORY

FG/88/08/

Loft conversion and single storey extension

ApproveConditionally
28-07-08**REPRESENTATIONS**

Ferring Parish Council - No response.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

TPO.

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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**PRINCIPLE**

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 provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

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

The host dwelling is a detached bungalow with existing loft conversion and single storey rear extension. The proposal has two components.

The proposal includes the erection of a central, front inset dormer that is approx. 3.4m in width and extends approx. 1.8m to the front of the dwelling with an associated front facing balcony. The front facing balcony is also approx. 3.4m in width but projects approx. 1.9m to the front of the property but remaining inset from the front principal elevation.

The proposal also includes a rear second storey extension that is approx. 3.8m in width and projects approx. 3.3m to the rear of the property off of the existing loft conversion. The second storey rear projection extends out on top of the existing single storey rear extension, ending in line with the rear elevation. This extension is central to the roof and as such is deemed appropriate sitting by Section M of the Arun Design Guide.

The proposal incorporates matching materials to those found on the existing host dwelling and as such is visually integrated in terms of design. Furthermore, The scale of both components of the proposal are acceptable and sympathetic to the host dwelling as they do not overpower the existing form of the dwelling.

The front facing inset dormer and balcony are both visible from the street and as such have an impact on the street scene. The alterations to the front elevation, including matching materials, are not considered

to have a significant adverse impact on the street scene due to the profile of the roof not being compromised.

This proposal complies with policies D DM1, D DM4 and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The proposal is at second storey (first floor), but positioned centrally on the host dwelling and as such retains significant separation from the south-east and north-west site boundaries. The proposal does not block 45 sunlight availability lines of neighbouring properties. The proposal also does not obstruct 45 degree sightlines from any neighbouring properties. Consequently the proposal does not give rise to adverse impacts on neighbouring properties by way of overbearing or overshadowing.

The proposal protrudes approx. 3.3m to the rear of the property. Due to its orientation the addition has the ability to overlook No. 45 Sea Lane Gardens. However there remains a back to back separation distance of approx 18m which falls below the guide set out in Section G of the Arun Design Guide. The addition allows for viewpoints into other rear neighbour dwellings, but these impacts are minimal due to vast rear garden private amenity space or minimal sightline intersection. Nevertheless there is potential for an adverse impact on neighbouring amenity (in particular No.45) by way of overlooking, therefore a condition has been attached that requires the second storey (first floor) rear window of the proposal to be obscured glazed in order to minimise these impacts.

The proposal also includes a front facing balcony. This balcony provides a front facing viewpoint onto the street. The street is not deemed private amenity space and as such the viewpoint provided onto this area is deemed acceptable. However, the balcony is set forward from the front facing dormer and as such, allows for side facing viewpoints. As this is a corner property, the side facing viewpoints from this dormer predominantly overlook the front of the east and west neighbour dwellings (22 and 24 Little Paddocks). A condition has therefore been attached regarding the obscuring of the sides of this front facing balcony, in order to minimise overlooking onto these neighbouring properties.

With consideration of the attached conditions regarding overlooking, the proposal is deemed to accord with relevant policies D DM1(3) and D DM4(c) of the Arun Local Plan.

CONCLUSION

The proposed development is accords with the relevant development 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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:

- Existing & Proposed Floor Plans and Elevations Dwg No 11917-1f

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

- 3 The North-West and South-East elevations of the proposed front facing balcony hereby approved shall at all times, be screened with an obscured barrier to a minimum height of 1.7m from the balconies finished floor level. The screening shall be retained in perpetuity.

Reason: For avoidance of adverse impacts on neighbouring properties by way of overlooking, so as to remain in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

- 4 The rear facing window incorporated into the second storey rear extension (first floor) hereby approved shall at all times, be obscure glazed up to a minimum height of 1.7m from finished floor level. The screening shall be retained in perpetuity.

Reason: For avoidance of adverse impacts on neighbouring properties by way of overlooking, so as to remain in accordance with policies D DM1(3) & D DM4(c) 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.