

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

REF NO: FG/212/18/HH

LOCATION: 30 Ferringham Lane
Ferring
BN12 5LU

PROPOSAL: Extension & conversion of existing bungalow including loft conversion with new dormer windows.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above. The proposal would include the following elements:

Roof Alterations:
New part hipped roof with gable ends which would increase the bulk and increase the ridge height of the roof of the dwelling by approximately 2.05 metres.

Addition of 3 x dormer windows to the front roofslope and 3 x dormer windows to the rear roofslope of the proposed new roof. The proposed dormers would measure approximately 2.7 metres in width, 3.6 metres in depth (front of roof to rear of roof) and 3.4 metres in height.

Front Extension:
Extension to the front by approximately 0.5 of a metre at its minimum and 2 metres at its maximum. Additionally this would also include the addition of a new front door and windows into the proposed front elevation.

Rear Extension:
Single storey rear extension measuring approximately 5.0 metres in depth, 14.7 metres in width and 3.25 to the top of the highest roof lantern.

The single storey rear extension would incorporate a set of French doors, a 3 pane window, and a 4 section set of folding doors into the proposed rear elevation. 2 roof lanterns are also proposed into the flat roof.

Other:
Internal alterations including accommodation at first floor (due to the creation of a first floor).

RESIDENTIAL DEVELOPMENT N/A
DENSITY (NET)

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary.

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

SDSP1	SD SP1 Sustainable Development
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

[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/POLICY:

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The key Policy considerations in the determination of this application are deemed to be D DM1, D DM4 and T SP1 of the Arun Local Plan 2011-2031.

Additionally the relevant Policies of the relevant Neighbourhood Development Plan would apply. Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The Ferring Neighbourhood Development Plan Policies apply:

Policy 1A: Spatial Plan for the Parish

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND PLANNING:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal includes alterations to the existing roof of the host dwelling, which would increase the overall size and height of the dwelling. Therefore, it is considered to conflict with relevant Development Plan Policies in that it would not be subservient to the main dwellinghouse.

OTHER MATERIAL CONSIDERATIONS:

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background. Even though the proposal is considered not to be subservient to the existing dwelling, it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties. Also the proposal would not have an adverse impact upon the established character of the surrounding area.

CHARACTER OF LOCALITY:

The character of the locality is predominantly residential with Ferringham Lane consisting primarily of detached and semi-detached two storey dwellings set in larger plots.

SITE CHARACTERISTICS:

The site is currently occupied by a detached bungalow featuring white painted rendered elevations and a tiled roof. The application site is flanked by property numbers 28, 32 with 4 Little Paddocks to the rear.

The application site features a garden and car parking to the front with a garden to the rear.

DESIGN AND VISUAL AMENITY:

While the the proposed roof alterations, including dormer windows, would increase the overall size and scale of the host dwelling, it is noted that there are a variety of dwelling types along Ferringham Lane. Officers also note that dormer windows feature within the street. The properties either side of the application site have ridges that are set higher than that of the application dwelling and as such it is not considered that the proposed increase in height would be out of keeping with the street scene.

Officers note that the proposed alterations also include extending the property to the front by approximately 0.5 of a metre at its minimum and 2 metres at its maximum. Not only would this bring the proposed built form forward of adjoining property numbers 28 and 30 but that the built form of the dwelling would have a greater bulk due to the proposed roof alterations (increased height and bulk). Having regard to the building line along this side of Ferringham Lane, Officers note that while the front elevations of property numbers 32, 34 and 36 are in line when this side of Ferringham Lane is taken as a whole there is no set building line. Additionally, the application dwelling is currently also set further forward than adjoining property numbers 28 and 32. While it is considered that the resultant larger dwelling would be visible when viewed from further down Ferringham lane, given that the additional roof form would rise towards the rear of the site it would not be of a size, scale and massing that would have a detrimental impact on the streetscene and wider area such that would warrant refusal.

Therefore, on balance, the proposed single storey extension would be sited to the rear of the dwelling and would not be visible from Ferringham Lane.

From an assesment of the proposed materials, as stated on the submitted application form, it is considered that they would be acceptable.

The proposed extensions are not considered to give rise to any adverse impact upon the spatial pattern or character of the area and would accord with DDM1 and DDM4 of the Arun District Local Plan.

RESIDENTIAL AMENITY:

With regard to the proposed front dormer windows it is considered that they would allow views out over adjoining front gardens and the highway, areas that are already significantly overlooked. Therefore, it is considered that they would not lead to any detrimental overlooking.

From an assesment of the rear dormers Officers note that views would be available from the rear dormers over the rear gardens of adjoining properties 28 and 32. However, while views would be available over the rear gardens of adjoining properties, they would be at an angle and would not be directly to the rear of either 28 or 30. With regard to 4 Little Paddocks it is considered that as the proposals would be sited approximately over 25 metres away from the rear boundary and it is therefore considered that no detrimental impact e.g. overlooking would occur to the occupiers of this dwelling.

Therefore, it is considered that the level of overlooking that would occur would not be detrimental to the occupiers of adjoining properties such that would warrant refusal of this application.

As aforementioned, it is noted that the proposed alterations also include extending the property to the front by approximately 0.5 of a metre at its minimum and 2 metres at its maximum. Not only would this bring the proposed built form forward of adjoining property numbers 28 and 30, the built form of the dwelling would have a greater bulk due to the proposed roof alterations (increased height and bulk). Property number 28 is set at an angle away from the application site and given the separation distances it is considered that the proposals would not have a detrimental impact with regard to loss of light/sunlight and overshadowing to the rooms served by any of the windows in the front or the side facing first floor window.

From the Officer's site visit and an assesment of the information available to Officers, it is not clear exactly where the windows are located within the rear elevation of adjoining property number 28. It is considered that if there is a window sited in the rear elevation close to the side elevation and the application site, some loss of light could occur as a result of the proposed single storey rear extension. however, given the orientation of the dwelling, it is considered that any loss of light would be only be later in the day (afternoon). Also it should be noted that at the time of the site visit there was planting (hedging/trees) along the common boundary which are considered would already block out light to these windows. Therefore, it is considered that any loss of light would not be so detrimental as to warrant refusal.

From the Officer's site visit it was noted that there are windows present in side elevation of the rear projecting element at adjoining property number 32. Having regard to the fact that they would be set in from the proposed rear extension by approximately 7.5 metres it is considered that no detrimental loss of light/ sunlight would occur. It is also considered that there would be no detrimental loss of light/sunlight to the rear dormer or rear windows in adjoining property number 32.

Permission has previously been granted, under application ref: FG/115/17/PL for 4 bungalows to the rear of property. Any views out toward these bungalows would be at an angle and a distance of over 25 metres from the proposed single storey rear extension and over 30 metres to the proposed rear dormers. Therefore, it is considered that no detrimental overlooking would occur to the future occupiers of the

aforementioned bungalows, should they be built.

As such, It is considered that, on balance, the proposal would comply with Policies D DM1 and D DM1 of the Arun Local Plan.

SUMMARY:

While the resultant dwelling would be of a fair size it is recommended that, on balance, having regard to the above assessment the planning application is granted subject to conditions.

PARKING AND HIGHWAY SAFETY:

The same access out onto Ferringham Lane will be utilised and as such it is considered that no highway safety issues would occur. Having regard to the plans and Officer's site visit 3 off road parking spaces are currently serve the application dwelling and would still be provided as a result of the proposals. Therefore having regard to the WSCC parking guidance sufficient off-road parking would be provided.

As such, the proposal would comply with policy T SP1 of the Arun Local Plan.

TREES:

The applicant has stated on the submitted application form that there are no trees and hedges on their own property or adjoining properties which are within falling distance of the proposed development. Also they state that no trees or hedges will need to be removed or pruned to carry out the proposal.

From the Officers site visit it was noted that there were, at the time of the visit, a number of trees and other planting within the garden of the application site. Also it was noted that close the rear elevation of the application dwelling, there is planting to the common boundary within the garden of property number 28 in the form of trees/hedging. It is not clear if these will need to be cut back/trimmed however it is considered that no trees or hedging of significant amenity value would be detrimentally impacted by the proposals.

FERRING NEIGHBOURHOOD PLAN:

It is considered that the proposal would adhere to all relevant policies of the Ferring Neighbourhood Plan, in this case Policy 1A.

SUMMARY:

It is recommended that on balance, having regard to the above assessment, the planning application is granted subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

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:

FI/PD/01 Rev 01
 FI/PD/02 Rev 01
 FI/PD/03 Rev 01
 FI/PD/04 Rev 01
 FI/PD/05 Rev 01
 FI/PD/06 Rev 01
 FI/PD/07 Rev 01
 FI/PD/08 Rev 01
 FI/PD/09
 FI/PD/10
 FI/PD/11
 FI/PD/12
 FI/PD/13
 FI/PD/14

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