

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

REF NO: FG/213/21/HH

LOCATION: 8A South Drive
Ferring
BN12 5QS

PROPOSAL: Extension to porch and balcony alterations and installation of fence.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks the erection of a front porch extension, installation of a new fence and screening for an existing front balcony.

The front porch extension is approx. 1.45m in depth and approx. 3.42m in width. The porch proposal incorporates a pitched roof design with a peak height of approx. 3.6m and eaves height of approx. 2.6m.

The proposed glass barrier is approx. 0.6m in height, surrounding the existing balcony.

The proposed fence is 1.6m in height, extending from the front elevation to the front site boundary wall.

REPRESENTATIONS

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

Ferring Parish Council - No Response.

POLICY CONTEXT

Designation applicable to site:

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)

[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

CONCLUSIONS**PRINCIPLE**

The key policies considered in this application are Policy D DM1 and D DM4 of the Arun Local Plan. Additionally section M of the Arun Design Guide which relates to extensions is of relevance.

Ferring has a made Neighbourhood Development Plan with Policy 1A being of relevance which states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies. These key policies are stated below.

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.

Arun has a Design Guide which 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.

DESIGN AND VISUAL AMENITY

The dwelling is a large detached corner dwelling with existing front porch and first floor balcony to the south-west corner. The area is defined by large detached dwellings with varying forms but a consistent theme that contribute to the overall character of the locality. The proposal seeks the erection of a front porch that is larger in scale with a differing design. The front porch projects 1.45m from the front elevation and 3.42m in width. The porch incorporates a pitched roof design with a peak height of 3.6m and eaves height of 2.6m. The scale of the front porch is large however, it is appropriate given the scale of the host dwelling and remains subservient. The design is visually integrated, incorporating materials matching to those found on the dwelling. The front porch is in fitting with the character of the dwelling and is in character with the locality. Section M of the Arun Design Guide states front porches should not exceed 1.5m in depth and that pitched designs are more appropriate, this component is compliant with Section M of the Arun Design Guide and policy D DM1 & D DM4 of the Arun Local Plan.

The glass screening barrier to be added to the balcony is appropriate as it provides an additional element of safety for those using the balcony. The barrier is made of glass and is 0.6m in height, this has minimal adverse impacts on the street scene. The area is home to many dwellings with front balconies that incorporate glass screening and this is in fitting with the character of the locality.

The proposed fence is 1.6m in height and extends 5m from the front elevation of the host dwelling to the front site boundary wall. This fence is appropriate in scale and incorporates complimentary materials to those found on the existing dwelling. The fence has minimal impacts on the street scene.

All components of the proposal are in compliance with relevant development policies D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal introduces no new viewpoints to the host dwelling. All components are separated from the site boundaries by substantial distance. None of the components in this proposal give rise to any adverse impacts by way of overbearing, overshadowing or overlooking on any neighbouring dwellings and complies with policies D DM1 and D DM4.

CONCLUSION

All components of the proposal comply with relevant development plan policies D DM1 & D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

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 elevations 4A
- Proposed section 5
- Proposed ground floor 2B
- Proposed site plan 7

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.