

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

REF NO: FG/217/18/HH

LOCATION: 3 Lamorna Gardens
Ferring
BN12 5QD

PROPOSAL: Rear single storey extension and alterations to roof to facilitate loft enlargement including increase to ridge height

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a rear single storey extension, and perform roof alterations to facilitate a loft enlargement. This includes a ridge raising of 0.8m.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council - No comment.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

Environment Agency

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXTDesignation applicable to site:
Within built up area boundary**DEVELOPMENT PLAN POLICES**[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
SDSP2	SD SP2 Built-up Area Boundary

[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**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1a of the Ferring Neighbourhood Development Plan.

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.

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 application site is in an area populated by dwellings of mixed scales and character. The area is reasonably open, as the gardens back out onto the beach. Therefore, all elevations of the host dwelling are visible from public amenity land.

The proposed development is considered to alter the appearance of the host dwelling within its residential plot, as a result of the raising of the ridge height. However, this change is not necessarily harmful. The proposed development is not considered to have any significantly harmful impact upon the spatial pattern, or character of the locality, as a result of the modest scale of the proposal, and the openness of the area. The ridge level increase, whilst it increases massing, is not considered to result in a scheme which will not be unduly dominant or intrusive visually in terms of impact on surrounding dwellings. The dwelling is well set back from the street frontage which significantly reduces impact on the street scene.

The proposed development is considered to be in conflict with D DM4(b) of the Arun Local Plan, it is considered to be a sympathetic addition to the host dwelling within its spacious plot, and therefore is in accordance with D DM4(a) and D DM1 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or shadowing impact as a result of its aspect and siting within the plot. The proposed single storey rear extension is not considered to result in any unacceptable overlooking or loss of privacy, as any views available from the extension are no different to those available from the garden as existing. However, the proposed Eastern dormer and rear balcony are considered to result in direct overlooking into the neighbouring dwellings. Therefore, it will be conditioned that the Eastern and Western sides of the balcony be fitted with obscure glazing panels in order to prevent these views. Additionally, the window serving the proposed dormer will be conditioned to be obscure glazed and non-opening below 1.7m, this is considered to be reasonable, as the room is also served by large glass doors that can provide views

out of said bedroom.

It is considered that with the imposition of said conditions, the proposed development is 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:

- Block Plan - DS/LAMORNA/07/REV.1 - 27/11/2018
- Proposed Ground Floor - DS/LAMORNA/03
- Proposed First Floor - DS/LAMORNA/04 - Rev. 2
- Proposed and Existing Roof Plans - DS/LAMORNA/06
- Proposed Elevations - DS/LAMORNA/05 - Rev. 3

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 The side elevations of the balcony at first floor level, shall at all times be obscured to a height of 1.7m in accordance with details to be submitted to and approved by the Local Planning Authority and the screening shall be retained as agreed in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 4 The windows on the proposed dormer, on the Eastern roof slope of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening, below 1.7m to internal floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 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.