

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

REF NO: FG/218/18/HH

LOCATION: 15 & 17 Clover Lane
Ferring
BN12 5LZ

PROPOSAL: Two storey rear extensions to 15 & 17 Clover Lane & additional single storey rear extension to 15 Clover Lane

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to extend the rear of #15 and #17 Clover lane at ground, and first floor level. A single storey extension would then be constructed to the rear of #15.

RELEVANT SITE HISTORY

FG/176/18/HH	Two storey rear extension.	ApproveConditionally 23-11-18
FG/98/18/HH	Ground & first floor rear extension, roof extension including change hipped to gable wall & 1 No. rear dormer window.	Refused 13-07-18

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council - No comment.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None/

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

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 SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local 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 proposed extension is considered to significantly alter the appearance of the host building within the residential plot, as a result of its significant scale. Therefore, it is considered that the proposed development is in conflict with D DM4(b) of the Arun Local Plan. However, the proposed development is considered to be well integrated with the semi-detached property as a result of its design, and materials. As a result of the design of the proposal, this alteration is not considered to be harmful to the existing character of the building, nor represent an overdevelopment of the site. The proposed extension matches the measurements of the existing rear projection of #17 with regard to height, depth and roof slope angle. The proposed materials match the existing property, which is considered to allow the extension to harmonise with the dwelling in terms of its appearance. The proposal is considered to be sympathetic to the character of the host dwelling, and a well integrated addition to the rear elevation. Therefore, whilst it is noted that the proposal is in conflict with D DM4(b), it is considered to be in accordance with D DM1(2) and D DM4(a) of the Arun Local Plan.

By virtue of the siting of the development, the proposed development is not visible from the street scene. Therefore, the proposed development is not considered to have a significant impact upon the character of the area, as it is not visible from the public realm, and can have no impact upon the spatial pattern of

the locality, when viewed from the street scene. The proposed development is considered to be in accordance with D DM1 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have a significantly detrimental impact on the residential amenities of nearby occupiers. The proposal is not considered to have a significantly detrimental impact on overbearing or overshadowing at neighbouring dwellings, as a result of its siting and scale. Additionally, whilst it is noted that the extension features windows, it is not considered that these new windows provide any views that are not available from the host dwellings as current. Resultantly, the proposed development is considered to be 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:

- Site Plan - 15 & 17 Clover Lane, Ferring - (a)
- Proposed Ground & First Floor Plan - 15 Clover Lane - Proposals 03 - Rev. A - 28/08/2018
- Proposed Ground & First Floor Plan - 17 Clover Lane - Proposals 03 - Aug 2018
- Proposed Elevations - 15 Clover Lane - Proposals 05 - Rev. A - 28/08/2018
- Proposed Elevations - 17 Clover Lane - Proposals 04 - Aug 2018

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 materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 4 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.