

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

REF NO: FG/219/21/HH

LOCATION: 36 Ferring Lane
Ferring
BN12 6QT

PROPOSAL: Proposed re-roofing of existing conservatory and adjustment of existing conservatory fenestrations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to re-roof the existing conservatory and make alterations to existing fenestrations.
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RELEVANT SITE HISTORY

FG/68/02/	New conservatory & extension to garage	Approve 30-08-02
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REPRESENTATIONS

Ferring Parish Council - No response.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:**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 large, detached single storey dwelling with an existing rear conservatory that features a glass pitched roof design. The existing conservatory also features windows and glass doors on the southern and western elevations. The proposal seeks to convert the existing roof to a flat roof design featuring a large central rooflight, to remove the western elevation windows and make alterations to the southern elevation windows and doors.

The proposed re-roofing of the conservatory, results in a reduction in peak height from approx. 4.1m to approx. 3.1m. The height of the eaves remains the same. The proposed flat roof design with associated skylight is appropriate and the proposal incorporates matching and complimentary materials to those found on the existing dwelling. This component is a reduction in scale and is visually integrated to the host dwelling.

The removal of the conservatories western elevation windows is appropriate given the conservatories vast access to natural light. The alterations to the southern elevations glass doors and windows are appropriate, complimentary to the conservatories design.

This proposal complies with policies D DM1 & D DM4, Section M of the Arun Design Guide and policy 1A of the Ferring Neighbourhood Development Plan.

RESIDENTIAL AMENITY

The proposed re-roofing of the conservatory is a reduction in existing scale and as such gives rise to adverse impacts by way of overbearing or overshadowing on neighbouring properties.

The removal of the western elevation windows is appropriate.

The alterations to the existing southern elevation windows and doors are appropriate. They replace existing sightlines that look onto the rear garden of the property and as such, give no rise to adverse impacts by way of overlooking.

The proposal is in accordance with relevant policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

CONCLUSION

The proposed development 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:

- Proposed elevations 2021/17/3
- Floor Plans 2021/17/1 A

- Block Plan

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 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.