

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

REF NO: FG/222/21/HH

LOCATION: 52 Ocean Drive
Ferring
BN12 5QP

PROPOSAL: Single storey front extension, new dormers and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks the demolition of the existing garage and a replacement single storey side/front extension, replacement of the existing conservatory to the rear of the property and conversion of the loft space including 4 small roof dormers.
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RELEVANT SITE HISTORY

FG/183/21/HH	Erection of single storey front extension, installation of front canopy, loft conversion including 4 x dormers and conversion of rear sunroom to habitable use	Withdrawn 01-12-21
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REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary (BUAB)
Flood Risk Zone 3

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
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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.

Arun recently adopted 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. In this instance, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings and roof extensions should not detract from the character and appearance of the building and local area.

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. This proposal will be located within the BUAB.

DESIGN AND VISUAL AMENITY

This application is a resubmission of FG/183/21/HH which following discussions with the Planning Officer, has lessened the extent of the roof dormers and it has also provided a flood risk assessment for the proposal.

Ocean Drive has a mixed character, and consists of a range of dwellings from bungalows to 2 storey dwellings. To the south of the application site is a two storey property, to the north is a chalet style bungalow. The properties along Ocean Drive are generally detached and situated on fair sized plots. There is a variety of material finishes in the area although it is noted in this immediate location the buildings are traditionally styled; brick, render and tiled etc.

The ground floor extension to the front of the property will replace an existing attached garage. The proposed front/side extension protrudes further towards the front of site (west) however it does not go forward of the building line and generally retains the line of the existing structures along Ocean Drive. The extension to the rear has a footprint equal to the existing conservatory on site. The footprint increase is appropriate when considering its intended use, and the size of the existing dwelling and plot on which it sits. The proposed development will not compromise the spatial character of the area nor have a negative impact on the street scene.

The finish of the extensions, both at ground floor and the dormers take on a modern approach, which is a

departure from the style of the existing building but can be found on other properties in the locality. Given that amendments have been made to the scheme to lessen the extent of the dormers, and that the proposed single storey front/side extension is lower than the existing pitched roof garage they are not seen to overly dominate the host dwelling, as such the proposal is afforded good visual integration and will be subservient to 52 Ocean Drive.

The design and visual amenity of the proposal complies with policies D DM1 and D DM4 of the Arun Local Plan, in that the spatial character of the area will not be compromised and that the scheme is afforded good visual integration.

RESIDENTIAL AMENITY

Design guidance states that side extensions should be positioned away from its respective boundaries and not compromise the area defined by a 70-degree line rising from the boundary at ground level. It is acknowledged that this proposal will foul this allowance as it is to be built on the properties northern boundary shared with No 50 Ocean Drive, however, the proposed structure will replace an existing garage, which due to its pitched roof construction is taller than the proposed. The proposed structure's length does protrude by an additional 1.2m further to the west however, as the bulk of the proposed extension is a replacement structure it is not expected to adversely affect No 50 by means of being overbearing or overshadowing.

The proposed dormers and rear extension do not increase the footprint of the host dwelling and will therefore not be overbearing or overshadow any other neighbours.

In terms of overlooking, windows below 1.7m above finished floor level face towards the front of site or have views over the private amenity space. There is a significant gap of approximately 30m between the rear facing window and the rear boundary of the site. All other windows to the first floor have a cill level at 1.7m above finished floor level. Windows to the side elevations may give a perceived feeling of overlooking, this is especially true of the rear north facing ensuite window which faces directly at a habitable room window to the north. These side facing dormers, by reason of their direct views and proximity, will carry a condition to ensure privacy of the properties to the north and south remain.

In terms of not being overbearing, overshadowing or overlooking the proposal complies with policies D DM1 and D DM4 of the Arun Local Plan and Part 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 Ground Floor Plan 2111/C02
- Proposed First Floor Plan 2111/C03B
- Proposed elevations 2111/C04B
- Proposed Block Plan 21111/C01A
- Location Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The first floor northern elevation dormer serving the en-suite to the rear bedroom hereby approved shall not have glazing inserted within its north-facing cheek. The northern elevation dormer serving the en-suite to the front bedroom hereby approved shall have its north-facing cheek obscure glazed and fixed shut prior to the first use of the rooms, this shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4 of the Arun Local Plan.

- 4 The first floor southern elevation dormer serving the rear bedroom hereby approved shall be obscure glazed and fixed shut prior to the first use of the rooms, this shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4 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.