

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

REF NO: FG/24/21/HH

LOCATION: Pansas House
Letchworth Close
Ferring
BN12 5RE

PROPOSAL: Ground floor side extension, alterations to elevation, addition of a sun terrace, extension to existing garage, first floor front, side and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a ground floor side extension, alterations to elevations, the addition of a sun terrace, extension to the existing garage, first floor front, side and rear extension.

The materials used to construct this dwelling will consist of materials which aren't similar to the existing dwelling. The walls will be constructed from render and timber cladding with facing stonework. The roof will have metal panels to the main low pitched roofs and grey single ply membrane to the flat roof. Windows and doors will be aluminium.

The alterations to this property result in the boundary at the north being 10.44m, at the south boundary it will be 14.28m, at the east it will be 3.74m and the western boundary will be 9.02m. Where the garage will be located it will result in the northern boundary being 5.12m, this will be reduced by 3.27m, due to the garage being extended by 3m.

At the south elevation (front) the balcony and first floor extension will be located here. The first floor front extension will measure 8.85m in length with a total height of 7.27m. The height different will result in an increase of 1.75m. There will be one window located on the first floor extension and additional window on the ground floor.

REPRESENTATIONS

Ferring Parish Council - Objection. Concerns re first floor balcony, the size and mass of development and the overbearing impacts to the neighbours.

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)
DSP1	D SP1 Design

[Ferring Neighbourhood Plan 2014 Policy 1A](#) A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Policy 1A of the Ferring Neighbourhood Development Plan is also relevant to this application.

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 this being suited to an urban setting.

DESIGN AND VISUAL AMENITY

The proposal will be sited at all elevations of the property and will be visible from the street scene and wider area due to its siting, and will have an impact on the character and appearance of the area. Due to the significant changes at Pansas House the proposal will change a significant volume of the property, therefore matching materials will not be as necessary. However, the proposal will not have a negative appearance on the view of the street scene, so there is no justified reason for refusal.

The main footprint and height of the will be positioned to the front, rear and side of the dwelling, the height of the extension at the front will be 1.75m taller than existing. Due to the proposed roof profiles on this elevation the overall appearance results in the extension being well integrated into the dwelling.

The development has a maximum height 7.27m, 1.75m taller than the existing. The length of the property at the west elevation will be 27.23m which is an additional 3.02m. This is due to the extension of the garage length by 3m. The proposal uses materials which are of good design, due to these factors the

extension is considered to appear subservient to, and well integrated with the host dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

This proposal will be 10.44m to the northern boundary, 14.28m to the south, 3.74m to the east and 9.02m to the west. The garage will be 5.12m to the northern boundary compared to the existing boundary to the north of 8.39m.

The proposal results in the enlargement of the property at all elevations, however due to the significant boundaries at all locations there will be minimal impacts by way of overshadowing or overbearing effects on the neighbours.

In order for there to be minimal impact by way of overshadowing or overbearing effects on the neighbours, the 1.8m high privacy glass balustrade on the southern elevation will need to be completely obscurely glazed in order to protect the private amenity space of 3 and 4 Ferringham Way.

The high level window used for an en-suite on the southern elevation located at the right of the plan, will need to be to be completely obscurely glazed to protect the southern neighbours as well.

The development is considered to accord with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan 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) 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 plans 03
- Proposed first floor plan and sections 04

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 1.8m high privacy glass balustrade on the southern elevation must be completely obscurely glazed. The 1.8m high privacy glass balustrade is to remain as such in perpetuity.

Reason: In order to protect the amenities of 3 and 4 Ferringham Way to the south.

- 4 The high level window on the southern elevation, must have a minimum sill height of 1.7m.

Reason: In order to protect the amenities of 3 and 4 Ferringham Way to the South.

- 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.