

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

REF NO: FG/24/25/HH

LOCATION: 148 Littlehampton Road
Ferring
BN12 6PH

PROPOSAL: Detached garage to front garden. Infill extension linking main house to existing garage and part conversion of existing garage to home office.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/73/14/HH	Replacement detached pitched roof garage	ApproveConditionally 02-07-14
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REPRESENTATIONS

Ferring Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
Tree Preservation Order - (TPO Ref - TPO/FG/1/13).
Within Flood Zones 2 and 3.
Within 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) |
| WDM2 | W DM2 Flood Risk |

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site comprises a detached dwelling along Littlehampton Road. The proposed detached garage would be sited to the north-west corner of the plot and would extend forward of the existing front elevation line. The garage will disrupt the dominant building line along this part of Littlehampton Road, however the siting of the garage would be acceptable in this instance as it would be set back from the highway by approximately 16.5m. This distance minimises the impact of the detached garage on the street scene. The garage would be approx. 9.3m deep and approx. 6.3 wide. It would have a pitched roof with a ridge height of 4.1m and an eaves height of 2.5m. The proposed materials include facing brickwork and shingle tiles, which would match the materials of the host dwelling. Whilst large in scale, the proposed garage would be set back from the front boundary of the site, and it is noted that a neighbouring dwelling has constructed an outbuilding to the front of the site of a similar scale. As such, the proposed garage would not appear unduly prominent within the street scene, nor would it result in demonstrable harm to the character or appearance of the host dwelling.

The proposed extension would infill the space between the side (east) elevation of the host dwelling and the detached office space to the side (east), with a maximum width of 1.5m from the eastern flank elevation of the host dwelling, and a depth of 5m. The extension would have a flat roof form with a maximum height of 2.8m. Fenestration is proposed within the north (front) elevation of the extension. The proposed materials include facing brickwork and flat roof with felt roofing, the materials proposed for the walls would match the materials of the host dwelling. The proposed side extension would be small in scale and as it would be an infill extension, it would not significantly alter the built form. The proposed side extension is acceptable.

The proposed development is in accordance with policy D DM1 of the Arun Local Plan (ALP) and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed garage would be set in 0.7m from the north-eastern side boundary. The garage would extend forward of the established building line. However, given that the eaves height of the garage would be low level, measuring 2.5m, the garage would not result in any overbearing or overshadowing effects. The proposed garage would include a garage door inserted within the side (west) elevation and would not result in any overlooking.

The proposed infill extension is a minor extension and the extension would not result in any overbearing, overshadowing or overlooking effects or loss of privacy. The door proposed along the front elevation would have an outlook of the front amenity space and would not appear overbearing in its context.

The development would not result in any adverse overbearing, overlooking, or overshadowing, and is in accordance with policy D DM1 of the Arun Local Plan and ADG.

FLOOD RISK

The rear part of the application site is located within Flood Zones 2 and 3. The existing dwelling and the proposed extension and garage are not located within a Flood Zone. As such, the proposed development would not increase the risk of flooding elsewhere, and the proposed development is in accordance with

policy W DM2 of the Arun Local Plan.

SUMMARY

The proposed development is in accordance with the 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.

CIL DETAILS

This application is not CIL liable.

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 and documents:

- Location Plan and Garage Plans 25/148/1.
- Proposed Plan and Elevations 25/148/3.
- Site Plan and Roof Plans 25/148/4A.
- Biodiversity Enhancement Statement (received - 14-02-25).

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

- 3 The materials and finishes of the external walls of the infill extension and detached garage hereby permitted shall match in colour and texture those of the existing building.

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

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.