

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

REF NO: FG/25/21/HH

LOCATION: 257 Goring Way
Ferring
BN12 5BY

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear extension at 257 Goring Way.

The materials used to construct this dwelling will be similar to the host dwelling. The walls will be constructed from render and brick, the roof will be tiles. The windows and doors will be UPVC. The proposal will be located to the south and will be 5.12m to the eastern boundary, 9.01m to the south and 1.11m to the western boundary.

At the rear elevation the proposal has a height of 4.31m and length of 5.14m, there will be one door here which opens out onto the rear of the property. At the side (eastern) elevation the proposal has a height of 4.34m and length of 7.54m. There are two velux roof lights here and the existing kitchen window will be repositioned. At the side (western) elevation the proposal has a height of 4.33m and length of 7.53m, there will be two velux rooflights at this elevation.

REPRESENTATIONS

No comments from Parish Council.

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)

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun 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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear and will have no harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. This is due to the proposal being located at the rear of the host dwelling at the southern elevation, therefore at the front elevation at the northern boundary views will not be visible due to the single storey nature of this proposal.

This development matches the existing walls, roof, doors and windows of the host dwelling, as a result it will be well-integrated. Due to these factors, the extension is considered to appear subservient to, and well-integrated with the host dwelling.

The proposal does not 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

The single storey rear extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary and single storey nature. The doors at the southern elevation will have a limited impact to neighbouring properties, due to the significant boundary of 9.01m, as a result showing no harmful effects in terms of overshadowing on Ferring C of E Primary School.

At the side eastern and western elevations it's noted that the boundaries are closer at 5.12m (east) and 1.11m (west) for the installation of two velux rooflights at both elevations. However, due to the single storey nature of this proposal, this is going to cause minimal harmful impacts by way of overshadowing and overbearing impacts to the neighbours at the side, therefore this is not a justified reason for refusal.

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

SUMMARY

The 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

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 Location and block plan 001 Rev B
 - Proposed elevation 005 Rev B

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 **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.