

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

REF NO: FG/26/20/HH

LOCATION: 27 Meadow Way
Ferring
BN12 5LD

PROPOSAL: Two storey side extension, part two storey part single storey rear extension, single storey front extension and porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey side extension, a part two storey part single storey rear extension, a single storey front extension and a porch. The application, in essence, renews previous permission FG/102/16/HH.
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RELEVANT SITE HISTORY

FG/102/16/HH	Two storey side & rear extensions & front porch.	ApproveConditionally 06-09-16
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council

Parish Council - Objection.

- Due to its size and scale, the proposed extension will have an overbearing impact upon adjacent gardens.
- The extension will overlook neighbours.

Ferring Conservation Group - Objection.

- The proposal is an overdevelopment.
- The extension is out-of-character with the host dwelling, over-dominant within the street scene and is overbearing on neighbours.

1 letter of representation:

- The proposal will result in overlooking.
- The proposal will result in a loss of light to neighbouring dwellings.
- The proposal will be overbearing.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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. Additionally, Policy 1A of the Ferring Neighbourhood Development 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.

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 accordance with other relevant development plan policies.

The application seeks to renew a previously approved planning application. The local policies then used had not yet been formally adopted. They together with the Ferring Neighbourhood Plan are now in force and this application will be re-assessed against that policy.

DESIGN AND VISUAL AMENITY

The proposed side extension will be visible within the street scene, due to its siting. The side extension has a maximum height, and roof slope matching that of the host dwelling. As such, it is not considered to be a subservient addition to the host dwelling, however, it is considered to be a well integrated with, and sympathetic to, the host dwelling. The proposed rear extension has a width slightly over half of the rear elevation of the host dwelling, with a ridge height 0.5m lower than the existing roof. It uses a hipped roof,

with an eaves height matching the host dwelling. Resultant of its materials, siting and design, it is considered to appear well integrated with the host dwelling. The proposed front porch, whilst resulting in a change in appearance to the host dwelling, this change is not considered to be harmful, due to the modest scale of the porch, and the use of matching materials.

Whilst the proposed development will have an impact on the spatial pattern of the locality, there is not considered to be a uniform pattern within the locality. The proposed development is not considered to have a significantly harmful impact upon the character of the host dwelling, or its locality. This is due to both the design of the proposal, and the presence of similar extensions within the area. The proposed development is considered to conflict with D DM4(b) of the Arun Local Plan, however, it is considered to appear well integrated with the host dwelling, and have acceptable impact on its character and that that of the locality in broad accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed porch, and front extension are sited forward of the front elevation of the host dwelling, however, result of its design, and this siting it is not considered to result in any unacceptable overshadowing or overbearing impact upon occupiers of neighbouring dwellings.

The proposed two storey side extension is situated in close proximity to the South-Western boundary of the site, and extends beyond the existing rear elevation of the host dwelling. However, the adjacent dwelling, No.29, has a single storey garage adjacent to the shared boundary, and therefore, there is no impact upon this neighbouring dwelling. With regard to potential impact on neighbouring dwellings, from the two storey rear extension, the proposed development would not infringe on a 45 degree line from the nearest windows of the neighbouring properties. With regard for potential for loss of privacy of neighbouring dwellings, there are two windows serving the proposed Bedroom 4, to the North-East and South-East. The proposed South-Eastern window is not considered to result in any views that are not available from the host dwelling at current, however, the North-Eastern window is considered to result in direct overlooking of the adjacent property, and as such, will be conditioned to be obscure glazed and non-opening below 1.7m.

It is noted that this condition was not applied to the previous permission, however, upon revisiting the application, it is considered that this window would result in direct overlooking of the private amenity area of the adjacent dwelling.

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

SUMMARY

The proposed 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

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:

 - Block Plan - TSH/MW/005 - Rev. A - 310816
 - Existing and Proposed Floor Plans - TSH/MW/001 - Rev. B
 - Existing and Proposed Elevations - TSH/MW/004 - Rev. A
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 materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.
- 4 The window at first floor level, shown on the proposed Eastern elevation of the proposed rear extension, on plan reference "Existing and Proposed Elevations - TSH/MW/004 - Rev. A" shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m from internal floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 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.