

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

REF NO: FG/27/22/HH

LOCATION: 3 Ferring Close
Ferring
BN12 5QT

PROPOSAL: Replacement of existing log cabin and installation of detached timber frame double garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to demolish a garden outbuilding and replace it with a timber double garage, measuring 5.4m2.

REPRESENTATIONS

Ferring Parish Council - No comment.

No representations received from neighbours.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
TSP1	T SP1 Transport and Development

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

The key policies are D DM1 of the Arun Local Plan and 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 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.

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. Part J.01 relates to buildings form and character and states that new development must ensure that the existing character and sense of place of an area is respected and enhanced.

DESIGN AND VISUAL AMENITY

The character of the locality is mixed, as a result of the variety of dwelling styles, siting and scales along Ferring Close. The properties all have good length frontages and there are a few other examples of detached garages built forwards of the primary elevations, within close proximity of front boundaries.

There is a garden log cabin to the front of the site which measures 3.4m by 3.6m and is a minimum of 300mm to the west of the front boundary fence. This outbuilding has a flat roof and a maximum height of 2.3m. It is proposed to replace this with a pitched roof double garage which will be 1.8m away from the front boundary and be built to a height of 4.3m. Materials are detailed to be similar to the existing except for the roof which will be built of fibre cement slate tiles rather than the flat roof covering.

The floor area and position of the structure is to be slightly larger than the structure it replaces, however, it will be set significantly further back from the front boundary. Views of the garage will be limited to its roof, which has been design with a barn-end to match the host dwelling. The neighbouring property to the north has a detached garage to a similar position within its garden, as such the proposed will cause no significant harmful impact upon the character of the locality or the street scene.

As such, it accords with policy D DM1 of the Arun Local Plan and Section J of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any unacceptable harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is as a result of the siting of the garage being in virtually the same position as the flat roofed outbuilding and being only slightly higher (2m) with the roof pitching away from the boundary. The garage will be built adjacent to the neighbouring properties (to the south) driveway and has no south facing openings. Regarding potential for loss of privacy to nearby occupiers, the single storey nature of the proposal is considered to ensure that any views from the garage are no different from the application site at current.

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

PARKING

The garage would increase onsite parking by two spaces, additionally at least two cars could fit on the existing driveway. It is considered that there is sufficient parking on site for the size of the property and as such the proposal accords with policy T SP1 of the Arun Local Plan.

SUMMARY

As the proposal complies with Arun's Local Plan, it therefore accords with Policy 1A of the Ferring Neighbourhood Plan.

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

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 Garage Plans 3FC1
- Block Plan 3FC2
- Proposed Elevations 3FC4
- Proposed Elevations 3FC5
- Location Plan 3FC3

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.