

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

REF NO: FG/28/19/HH

LOCATION: 33 Downview Avenue
Ferring
BN12 6QW

PROPOSAL: Conversion of attached garage to habitable space, single storey rear extension, new french doors to rear elevation & replacement of existing flat roof with new pitched roof at rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to perform various alterations to the host dwelling. These include the conversion of an attached garage to habitable space, a single storey rear extension, new rear doors and the replacement of the rear flat roof, with a pitched roof.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council - No comment.

1 letter of objection from neighbouring dwelling:
- There will be a loss of light, due to overshadowing.

The applicant responded to this objection, stating that there will be no loss of light.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

[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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally,

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.

DESIGN AND VISUAL AMENITY

The majority of the alterations relating to the conversion of the garage are internal, and the main visual change will be that the aspect of the building that faces the street scene will have alterations to its fenestration. This is because the existing garage door will be bricked up, and replaced with a window with bricks below. Whilst this would cause the garage to appear different to the adjacent properties to the West, however, it is not considered so significant a change that the application should be refused.

The proposed single storey rear extension is considered to be a sympathetic and subservient addition to the host dwelling. Whilst it is noted that it has a maximum ridge height of approximately 3.98m, it retains the same eaves height of the existing rear elevation. As a result of the siting of the development, and the roof of the garage, there are very few views available of this element of the proposal. The replacement of the rear flat roof with a pitched roof is not considered to have an significantly harmful impact upon the character of the host dwelling, or the wider locality. It is also considered to respond well to the context of the other proposed development, in that it matches the same roof slope angle as this element of the proposal.

The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significant loss of light to neighbouring dwellings. This is because the aspect of the proposed development sited closest to the neighbouring property does not change in height, as it is at eaves height, which is 2.3m. Resultant of the separation distance of approximately 3.8m, and the aspect of the development, the application is considered to be acceptable in terms of impact on neighbouring dwellings. It is noted that the proposed development involves changes in the fenestration of the host dwelling, however, none of these changes are considered to result in any significant loss of privacy to adjacent occupiers, in that all of the openings added are at ground floor level, and therefore provide no views that are currently unavailable from the

host dwelling as current.

Therefore, the application 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 - A2019.002
- Proposed Ground Floor and First Floor Plans - A2019.005 - Jan 2019
- Proposed Elevations - A2019.006 - Jan 2019

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.