

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

REF NO: FG/28/21/HH

LOCATION: 3 Hermione Close
Ferring
BN12 6PZ

PROPOSAL: Single storey rear extension with pitched roof and side conservatory.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a single storey extension with pitched roof and side conservatory.

The conservatory will sit at the side (south) elevation and will be 7.66m to the eastern boundary, 4.65m to the south and 5.54m to the west. The extension will sit at the rear (east) elevation and will be 18.49m to the northern boundary, 0.4m to the east and 7.32m to the south.

The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be fair faced brickwork, the roof will be concrete tiles and the windows will be white UPVC.

The rear elevation is where the extension will be located. It has a proposed height of 3.43m, which is 1.05m below the host dwelling roof and a length of 4.28m. At the side (south) elevation the conservatory will be constructed. It has a proposed height of 2.92m and length of 3.59m. At the side (north) elevation the extension will be visible, there is one window located here which will be obscurely glazed.

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)
DSP1	D SP1 Design

Ferring Neighbourhood Plan 2014 Policy 1A

A Spatial Plan for the Parish

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. 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 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to this being suited to an urban setting.

DESIGN AND VISUAL AMENITY

The proposal will be to the side and rear and will have limited impact on the street scene and the wider area. This is due to the proposal being located at the side rear of the host dwelling. Although the conservatory will be located at the side it could be visible to the street scene due to the roof height above the fencing which surrounds the property.

It's noted that the conservatory will sit at side but also visible at the front elevation and although the dwelling has fencing around this side of the property, the roof height may be visible to the street scene. However, conservatories can be built under PD (Permitted Development) so this could be permitted without planning permission.

This extension matches the existing walls, roof 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. Conservatories are exempt from the need for matching materials to the host dwelling under Permitted Development Rights Class A A3(a).

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 rear extension doesn't have a significant impact on neighbouring properties due to its position away from the boundary and single storey nature. Although the extension has significant boundaries at the north and south its noted it is significantly closer at the east at 0.4m. However, due to there being no windows or openings at this elevation, there will be no harmful effects to the neighbour at the east.

The window at the side elevation (north) is proposed to be obscurely glazed. The window at the south isn't to be obscurely glazed, there is a significant boundary here of 7.32m, so the need to obscure isn't necessary.

The conservatory at the side of the dwelling doesn't have a significant impact on neighbouring properties. This is due to the large boundaries ranging from 7.66m at the east to 4.65m at the south. The property is also located on the corner of Hermione Close, so the construction of a conservatory at the side will not impact on any neighbours.

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:
- Block plan
 - Plans PGP/21/01/01/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 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.