

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

REF NO: FG/28/22/HH

LOCATION: 9 Chalet Road
Ferring
BN12 5PB

PROPOSAL: Single storey side extension including demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey side extension, approximately 8.6m in length, 4.8m in width following the demolition of an existing garage.
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REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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:

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

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan, Arun also has an adopted Design Guide of which part M is of relevance. Additionally, Ferring has a made

Neighbourhood Development Plan policy 1A is of relevance.

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.

Part M of the Arun Design Guide 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. In this instance, the infill side extension should also be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

Following the removal of a link attached single garage with a tiled hipped roof, it has been proposed to erect a single storey side extension measuring approximately 8.6m in length and 4.8m in width on the site of a smaller existing single storey garage. The overall height of the proposed is 600mm taller than the garage and will consist of the forward section having a hipped roof with a flat roof behind. The proposed extension will be approx. 3.4m longer than the garage. The proposed extension is to be built from materials which match the host dwelling and to a comparative scale. The eaves are to match on the front elevation, and it complies with policy by reason that its scale, design and materials would not cause undue detriment to the appearance of the dwelling and achieve good visual integration.

The proposal is highly visible from the street as the property is located on a corner plot at the junction of Chalet Road with Telgarth Road it will therefore impact the character of both streets. The character of both roads is an eclectic mix; however, the overriding feel is one of a traditional nature with many 1/1.5 storey buildings on fair sized plots. Most frontages have mature planting and gardens with low boundary treatments. It is intended that the principal elevation of the proposed structure is constructed further back than the existing garage's frontage, making it flush with the main dwelling, the proposed western elevation will be built in the same location as the garage. Furthermore, the pitch roof has a similar character to that of the existing making it subservient to the host dwelling. The extension accords with policy in that it will be visually subservient to both the host dwelling and street scene and not compromise the spatial character of the area.

It is therefore considered that by means of design and visual amenity the proposed development is considered to be in accordance with policies D DM1 (1), D DM4 (a), (b) and (e) of the Arun Local Plan and the Arun Design Guide Part M.

RESIDENTIAL AMENITY

The proposed extension is to be located to the outer portion of a corner plot at the junction of Chalet Road and Telgarth Road, where it is bounded on two sides (west and north) by the highway. The roof of the proposed is to be 600mm higher than the existing garage roof, however this is 1.7m lower than the main ridge height. It is largely a replacement structure and by this reason and the fact that there will be a minimum of 15m between the extension and neighbouring properties it will not have an overbearing effect nor overshadowing neighbouring properties.

New fenestration is proposed to the south, north and western elevations. The north and south windows face onto the private amenity space of the host dwelling and as such cause no overlooking onto neighbouring private amenity spaces; the west facing window overlooks a small section of garden and

then towards the public realm and as such is afforded no views other than those which are already available.

SUMMARY

The proposal complies with the aforementioned policies from the Arun Local Plan, as such it also complies with Policy 1A of the Ferring Neighbourhood Plan.

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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:

- 2021.331.02 Proposed Plans
- 2021.331.04 A Block Plan
- 2021.331.03 Location Plan

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 building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 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.