

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

REF NO: FG/30/22/HH

LOCATION: 11A The Grove
Ferring
BN12 5JA

PROPOSAL: Approval for existing front bow window.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval for an existing ground floor front bow window.
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REPRESENTATIONS

Ferring Parish Council - No Response.

No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

TPO on 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

The key policies considered in this application are Policies D DM1 & D DM4 of the Arun Local Plan, Policy 1A of the Ferring Neighbourhood Development Plan and Section M of the Arun Design Guide which relates to extensions is of relevance.

Ferring has a made Neighbourhood Development Plan with Policy 1A being of relevance which states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

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.

Arun has 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.

DESIGN AND VISUAL AMENITY

The development has replaced an existing front ground floor window with a bow window. The width of the window remains at approx. 2.34m however, it does feature a decorative panel that sits atop the window, curving around its bow form. This feature displays a slightly larger width of approx. 2.7m. This is a minor scale increase that compliments the window.

The bow window projects forward of the front elevation by approx. 0.5m, a subtle depth increase that is appropriate. The bow window also features a small, 0.4m high support to bottom of the bow window, positioned centrally to support its form.

The bow window is visually subservient and integrated, featuring materials matching to those found on the existing dwelling. There are other examples of small front bow windows within the locality and as such, this is in keeping with the character of the area. It is a complimentary feature and a positive addition to the street scene.

The proposal is compliant with relevant development plan policies D DM1(1),(14) & D DM4(a),(b),(e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The scale, siting and nature of the development is such that it will give rise to no adverse impacts by way of overbearing or overshadowing on any neighbouring properties.

The bow window is a replacement of the existing window featured at the front elevation. It does not provide any new viewpoints and the existing viewpoint looks out to the street. This development gives no

rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing or overlooking, the development is compliant with relevant development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan.

SUMMARY

The development is compliant with relevant development plan 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 not CIL Liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

- Window Alterations 1520-002 Rev A

Reason: For the avoidance of doubt and in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 2 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.