

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

REF NO: FG/32/18/HH

LOCATION: 55 Sea Lane Gardens
Ferring
BN12 5EG

PROPOSAL: Reconstruction of existing front sunroom to current standards and to incorporate it with lounge/study by removing existing glazed screen/walls.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to reconstruct a single storey front extension.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The property is set back from the road with heavy planting and trees, limiting its view from the road.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling.
CHARACTER OF LOCALITY	The area is predominately residential with a mix of housing types and styles.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Parish Council provided no response
No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments Noted

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

GEN2 Built-up Area Boundary

DEV19 Extensions to existing residential buildings

GEN7 The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D SP1 Design

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings

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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. The plan was subject to consultation until the 23rd February 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan

or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Ferring has a 'made' neighbourhood plan however the relevant policy has been taken into account.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policies considered are GEN7 and DEV19 of the Arun District Local Plan, policy 1a of the Ferring NP and the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The proposed extension is situated to the front of the property and as such will be seen from the street scene. However the proposed sunroom will be a reconstruction of a sunroom that currently exists and will be in materials to match that of the existing property therefore remaining well integrated with the host dwelling. The property is also set back from the road with planting and therefore the view is limited and as such it is considered that the development will not have any adverse impacts upon the spatial pattern or character of the area and accord with DEV19 and GEN7 of the Arun District Local Plan.

RESIDENTIAL NEIGHBOURHOOD AMENITY

The proposed sunroom extension will have an eaves height of around 2.7m and a total height of around 3.8m. The reconstructed sunroom will be around 0.3m larger than what currently exists and three existing windows will be replaced.

The windows will overlook the front garden and with the sunroom extension being situated with a separation distance of around 14.5m and 8.5m to the east and western boundaries, it is not considered to give rise to any harm to the amenity of adjoining occupiers due to the loss of privacy or outlook.

The proposed development by virtue of a reconstruction of a single storey front sunroom is not considered to give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

SUMMARY

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

HUMAN RIGHTS ACT

FOR APPROVAL

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

- Location Plan - 55SLG-01
- Block Plan - 55SLG-02
- Existing and Proposed Roof Plan - 55SLG-11
- Existing and Proposed South Elevation Plans - 55SLG-07
- Existing and Proposed West Elevation Plans - 55SLG-10
- Existing and Proposed North Elevation Plans - 55SLG-08
- Existing and Proposed East Elevation Plans - 55SLG-09
- 1st Floor Plan - 55SLG-05
- Existing and Proposed Ground Floor Plan- 55SLG-04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District 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.