

Recommendation Report for Planning Permission

REF NO: FG/35/21/PL

LOCATION: 31 Rife Way
Ferring
BN12 5JY

PROPOSAL: Erection of ground floor side and rear extension with replacement porch to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application site is two storey semi-detached dwelling on the Rife way.

The application seeks permission for the erection of ground floor side and rear extension with replacement porch to front.

The proposed side extension would extend along the depth of the property and wrap around to the rear.

The dimensions of the extension full depth 11.53m (including the rear extension)

Rear extension flat roof : 2.79m high (approx.)

Side extension: front will comprise of false pitch roof measuring 3.48m (max) and 2.64 at eaves level. (approx.)
The side extension will set in from the boundary by 900mm.

Front porch: existing front porch would be replaced measuring 0.95m, 2.47m wide and it would encompass pitch roof.

Materials to match the host dwelling.

RELEVANT SITE HISTORY

FG/144/03/ Proposed rear extension and front porch.

ApproveConditionally
14-11-03

REPRESENTATIONS

Parish Council - no objection

No letters of representation have been received from the adjoining properties.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Built Up 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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Ferring has a made neighbourhood Plan and the policies in the plan does not direct relevance to this application.

DESIGN AND VISUAL AMENITY

The side extension would extend along the full length of the main dwelling and wrap around to the rear. The conservatory at the rear measures 2.47m in depth and the proposed rear addition would exceed 3m in depth (3.59m). The front porch and side extension (false pitch) would blend in with built form of the host dwelling. The development would appear to be keeping with character of the street scene and similar development exist in the local vicinity. As alluded above, the materials would match the host dwelling. The development accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension would be set in 900mm from the boundary and height of the side extension is below 3m with flat roof. The rear extension conflicts with deign guide (part M) as the depth of the extension would exceed 3 metres; however, the extension would be aligned with neighbouring properties rear extension (No 33). The existing rear extension measures approx. 2.47m and depth would be increased by 1.03m which does not warrant refusal. The extension would not result in loss of light to the habitable windows of No 33; as No 33 benefits from similar extension. In relationship to No 29 there is significant gap and proposal does not appear to have detrimental impact. The fenestration pattern does not cause any overlooking into the habitable areas of the adjoining properties. Overall, the development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

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 may 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 :
 - Location & Orientation Plan: 1476-P-001-A
 - Existing and Proposed Block Plans: 1476-P-002-A
 - Existing and Proposed Ground Floor plans: 1476-P-003-A
 - Existing and Proposed First Floor Plans:1476-P-004-A
 - Existing and Proposed Roof Plans: 1476-P-005-A
 - Existing and Proposed North elevations: 1476-P-300-A
 - Existing and Proposed East elevations: 1476-P-301-A
 - Existing and Proposed South elevations: 1476-P-302-A
 - Existing and Proposed West elevations: 1476-P-303-A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM4 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.