

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

REF NO: FG/36/22/HH

LOCATION: 166 Littlehampton Road
Ferring
BN12 6PH

PROPOSAL: Two storey side extension, single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a part two storey part single storey side extension, and a single storey front extension.

REPRESENTATIONS

Parish Council - Objection.

We refer to the surveyor's response that the splays requirement is invalid as the proposed new entrance is claimed to be for access only. However, there is no provision to restrict the use to access only. Unless adequate means to prevent this being used for egress are incorporated into the design proposal and made conditional, highway safety should not be compromised and the appropriate splays should be enforced. Ferring Parish Council are therefore obliged to object to this application pending satisfactory provisions to prevent egress from the proposed new access point.

WSCC - Advice

4/4/22

A new access is proposed onto A259 which is subject to a 50 mph speed limit at this point.

It is noted that the plans detail this access as being 'In Only'. There would be no way to formally control that so therefore it has to be considered that the access could be used for movements onto A259 also.

While visibility splays have not been demonstrated the Local Highway Authority is satisfied that in principle suitable visibility is achievable using the extent of public highway available.

6/4/22

In order to implement the proposed vehicle crossover, The Local Highways Authority would require the existing bus stopping point to be relocated. This will include physically moving the stopping point, repainting the bus cage markings, constructing / reconstructing any hardstanding as required.

Given the site already benefits from adequate vehicle access via Ancren Close the applicant may wish to consider removing the vehicle crossover works from the application and seek only the domestic extension works.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

The Applicant has removed the proposed highways access onto the Littlehampton Road from the application.

POLICY CONTEXT

Designation applicable to site:
Within 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
NPPF	National Planning Policy Framework

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. 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 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.

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

Arun recently adopted 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. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings and front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

BACKGROUND

The description of this application has been altered to remove a proposed new entrance point to/front the Littlehampton Road because of Highways comments. The original egress point will now be retained in Ancren Close. During the alterations to site plans in conjunction with this alteration, it was noted that alterations were also made to the northern boundary line, removing a chamfer of the fence line at the junction with Ancren Close. The applicant was requested to alter the fence line back to its existing state

as a planning permission would be required to alter its position. New plans were submitted to rectify this. However, it is still noted that the northern boundary line to plan 1488/001 C1, does not show its original position. It is to be noted that this permission does not relate to any amendments to the position of the fence line, it is for the works as set out within the description only.

DESIGN AND VISUAL AMENITY

No 166, is situated to a corner plot at the junction of Littlehampton Road and Ancren Close, it is an imposing two storey property liken to others on the Littlehampton Road, however its appearance, scale and positioning on its plot are at odds with Ancren Close. Other properties in the close are single storey and situated centrally within their plots, they form a strong building line. No 166, sits forward of the building line and is only 4m away from the highway edge as opposed to the neighbour to the south being over 10m back from the highway. No 166 has two front elevations however its principal elevation faces north.

It is proposed to extend an existing front protrusion to the east by 3.7m, it will be as deep as the existing single storey kitchen extension. It is to have a flat roof and be significantly smaller in scale than the bulk of the dwelling, its design feature will match the host dwelling and it will be built of materials which match, it will therefore be afforded good visual integration and be sympathetic to, the host dwelling. The part two storey, part single storey side extension will protrude from the eastern elevation by 4m (two storey) and then an additional 3.4m at single storey level. The two-storey element will have an eaves and ridge line as a continuation of the existing dwelling, and it will be set back from the original frontage of the dwelling by 1m (by 4.5m from the front extension). Both parts of the side extension have been sympathetically designed and will be built of materials which match the host dwelling. Given its scale is equal to the host dwelling, and as it is set back from the front elevation it will be subservient to the dwelling.

The proposed front extension will be visible from both street scenes, the side extension will only be glimpsed from Ancren Close due to mature planting fronting the Littlehampton Road. The proposed front extension, whilst resulting in a change in appearance to the host dwelling will not be significantly harmful, due to the modest scale of the extension, the use of matching materials and the retention of building lines. The side extension is located behind the bulk of the main dwelling when viewed from Ancren Close, as such it will have limited impact to its character.

The proposed development complies with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed front extension is not sited forward of the existing principal elevation of the host dwelling, as a result of its design, and siting it is not considered to result in any unacceptable overshadowing or overbearing impact upon occupiers of neighbouring dwellings.

The proposed two storey side extension is situated a minimum of 5.8m from the southern boundary of the site but does not extend beyond the existing rear elevation of the host dwelling. If considered as a 'rear' extension, i.e. behind the front elevation of Ancren Close, the proposed development would not infringe on a 45-degree line from the nearest windows of the neighbouring properties. A distance over Design Guidance recommended levels will be retained to the eastern/'rear' boundary. Given the above information and by reason of its orientation with its nearest neighbour, it will not result in any unacceptable overshadowing or overbearing impact upon occupiers of this property.

With regard for potential for loss of privacy of neighbouring dwellings, there will be no south facing first floor windows. There are ground floor windows proposed to the south, east and northern elevations. The proposed windows will not provide any views that are not available from the host dwelling at current and by this reason comply with policy D DM4(c)

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development accords with policies D DM1 and D DM4 of the Arun Local Plan, as such they therefore also accord with Policy A1 of the Ferring Neighbourhood Plan.

The proposed development accords 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

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:

- Proposed Elevations 1488/006 B
- Proposed Elevations 1488/007 B
- Proposed Plans 1488/005 B
- Location and Block Plans 1488/001 C1 (excluding northern boundary line)

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.
- 5 INFORMATIVE: This permission relates to the works as set out within the description (Two storey side extension, single storey front extension) and does not include alterations to the northern boundary line. Should the applicant wish to amend the boundary line then written permission from the Local Planning Authority would be required before works were undertaken.