

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

REF NO: FG/40/22/HH

LOCATION: 2 Ocean Drive
Ferring
BN12 5QJ

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey 'L' shape front extension.

RELEVANT SITE HISTORY

FG/116/18/HH	Loft conversion	Refused 29-08-18
FG/65/91	Extension at front of garage and internal alterations to provide 3rd bedroom	ApproveConditionally 19-08-91

REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Policy 1A of the Ferring Neighbourhood Development Plan is also relevant to this application.

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 this being suited to an urban setting.

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, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

The proposal will be to the front of the property and infill, with a 'L' shape single storey front extension measuring approx. 1.5m to the south and 1.7m to the east. By reason of the use of similar materials, the extension will appear well integrated with the existing dwelling and there will be no harmful impacts.

The scale of the extension is appropriate when compared to the host dwelling, it will be designed to be single storey and to have a pitched/ flat roof as such it will not compromise the spatial character of the area nor be harmful to the character of the area.

The proposal does not result in an unacceptable adverse appearance on the street scene or result in an unacceptable harmful impact upon the host dwelling, and as such, is in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and Part M of the Arun Design Guide.

RESIDENTIAL AMENITY

The single storey front extension does not have a significant impact on neighbouring properties due to its position away from the boundaries and single storey nature. The existing front building line will be retained, and it will not extend past the most southerly elevation of the building, retaining a 3.9m gap to the southern boundary and a 9m frontage. It will not be overbearing or overshadow neighbouring properties.

All windows are to non-habitable spaces, a garage and a porch and will face to the east, over the front garden towards the public highway, no negative impact from overlooking will occur.

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

SUMMARY

By reason of the above, the proposal accords with Policy 1A of the Ferring Local Plan.

The 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

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 Plans and Elevations 22/13/2
- Proposed Block Plan 22/13/3
- Location Plan 22/13/4

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 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.