

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

REF NO: FG/42/19/HH

LOCATION: 22 Singleton Crescent
Ferring
BN12 5DG

PROPOSAL: Single storey front extension, side extension, conversion of garage to habitable use and conversion of roofspace to habitable use to include a rear dormer and 3 front rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to erect a single storey rear extension, side extension and convert the garage to habitable use. It also seeks to convert the roofspace to habitable use by way of a rear dormer, and rear roof lights.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council - Objection

- The scale of the proposed extensions would be out of keeping with the adjacent properties, as a result of its mass.
- The proposal is an overdevelopment of the site.
- The proposal is not subservient to the host dwelling.
- The ridge height would be inappropriate, and the windows would overlook adjacent dwellings.
- The proposal would dominate the street scene and adjacent properties.

Ferring Conservation Group - Objection

- The proposed front elevation is a grotesque intrusion in the area.
- The proposal is out of character with the area.
- The proposal turns the bungalow into a two storey house.
- There will be an increase in parking and traffic congestion.
- The extension would be overbearing to the neighbours.

6 letters of objection:

- 27 Singleton Crescent is 150 yards away from the application site. It has trees in front of it.
- 28 Singleton Crescent had a loft conversion, but there was no impact on the street scene.
- The description of the proposal does not include the raising of the roof height, or the re-orientation.
- The roof raising will have a significantly harmful impact on the street scene.
- The dormers would effect the privacy of neighbours.
- The enlargement of the roof will have a detrimental impact on the appearance of the area.
- The proposal will turn the bungalow into a house.

- The proposal will obscure the views of neighbouring trees of 26 Singleton Crescent.
- The proposal would cause the dormer to dominate the street scene.
- Similar alterations in the area were made without raising of the roof.
- The increase in ridge height will cause a loss of light to the neighbouring dwelling to the North.

1 letter of support:

(Many comments were made regarding the area and its people, supporting the application, although relevant planning considerations will be detailed)

- Many houses around the crescent have had enhancement, these provide variety, but retain an overall look.
- The existing alterations have enhanced the look of the host dwelling and the area.

Support letter from agent:

- There is no defined type of dwelling on Singleton Crescent.
- There are many various features and materials used within the existing street scene.
- There are many chalet bungalows in the locality.
- The use of barn hips and matching the style of existing dwellings (in the area) will enhance the street scene.
- There is sufficient off-street car parking.
- The barn hip at the top of the existing ridge height avoids any further visual intrusion.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	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

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the

Arun Local Plan. 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.

DESIGN AND VISUAL AMENITY

The area is populated by dwellings of mixed scales, types and styles. There are other examples of chalet bungalows also.

Resultant of its location, the proposed single storey rear extension is not visible from the street scene. It has a maximum roof height of approximately 2.75m, which is approximately 4.5m lower than the ridge height of the proposed host dwelling (if the development were to be completed.) The proposed side extension is to be used as a porch, and as a result of its set back location and modest scale, it is not considered to have any significantly harmful impact upon the character of the host dwelling or its locality. Therefore, the proposed rear and side extensions are considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

The proposed roof alterations are not considered to have a significantly detrimental impact upon the character of the host dwelling, or the wider locality. It is noted that the proposed development raises the roof by 1.1m, and constructs a dormer window that spans the whole width of the roof, and therefore, the roof alterations are not considered to be subservient to the host dwelling. However, due to its design (set in from the sides, below ridge height and sloping side roof), it is sufficiently well integrated with the appearance of the host dwelling. Additionally, there are examples of similar development within the locality, which is considered to allow the proposal to have no significantly harmful impact upon the character of the locality.

Whilst it is considered that the proposed development is in conflict with D DM4(b) of the Arun Local Plan, it is considered that the proposed development is in accordance with D DM1 and D DM4(a) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful impact on the residential amenities of neighbouring occupiers. This is as a result of its siting and scale allowing no significantly harmful overshadowing of the occupiers of #24 Singleton Crescent, as can be seen from the light test plans forming part of the application. The proposed rear dormer windows provide views into the rear and gardens of neighbouring dwelling. However, the oblique angle and distance involved (over 20 metres rear to rear) together with the fact that the affected property in Watergate Close has an expansively wide garden means that the impact on residential amenity is acceptable. 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 is deemed to accord 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:

- Location & Block Plan - AR-138-08 - Mar. 2019
- Proposed Ground Floor - AR-138-07 - Mar. 2019
- Proposed First Floor Plan - AR-138-04 - Mar. 2019
- Proposed Elevations - AR-138-05 - Mar. 2019
- Proposed Roof Plans and Elevations - AR-138-07 - Mar. 2019

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(s)) of the building(s) hereby permitted shall be as such:

- Roof - Redland Pantile roof tiles
- Ground Floor Walls - Smooth White Render
- First Floor Walls - Cedral Weatherboarding - Light Grey - C05
- Dormer Walls - Cedral Weatherboarding - Light Grey - C05

Reason: In the interests of amenity in accordance with policy D DM1 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.