

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

REF NO: FG/43/20/HH

LOCATION: 34 Glenbarrie Way
Ferring
BN12 6PY

PROPOSAL: Proposed side garage extension and garage conversion to create a self contained annex.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to convert the garage to habitable accommodation, by way of internal alterations, and a side extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council - No objection.

1 letter of objection received from local occupier:

- The living accommodation is close to local occupiers.
- The proposal overlooks neighbouring dwellings.
- The proposal will result in additional traffic in the area.
- The proposal may result in noise which would be harmful to locals.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

Natural England - No comment.

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
NPPG	National Planning Practice Guidance

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.

DESIGN AND VISUAL AMENITY

As a result of the siting of the proposed development, there may be some views of the extension from the public realm. Due to the scale of the proposal and its separation distance from the street scene of approximately 39m, it is not considered to result in any significantly harmful impact upon the character of the locality.

The proposed extension is considered to be well integrated with the existing garage, and appears subservient to the host dwelling within the application site. This is due to both the scale of the development, and the use of matching materials.

The application is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact upon the occupiers of neighbouring dwellings by way of overshadowing or overbearing impact. This is due to the scale and design of the proposed extension, and the boundary treatment present on the site. In order to prevent harm to the area as a result of over-intensification of the site, a condition will be included in order to ensure that the annex is used in accordance with the host dwelling, and prevent the establishment of a separate unit of accommodation.

The site benefits from a private amenity area of a reasonable size, which would be shared between the host dwelling, and the occupants of the annex. Additionally, due to the large area of paving sited to the North of the host dwelling and the annex, it is considered that any parking demand generated by the proposed development can be catered for within the site itself. The proposed annex is considered to provide an adequate living environment for the future occupants of the site.

The application 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:

- Proposed Garage Conversion - AR-142 - 03 - Revision - Mar. 2020
- Proposed Garage Conversion - AR-142 - 04 - Revision - Mar. 2020

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 annex accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 34 Glenbarrie Way, Ferring as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive

use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.