

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

REF NO: FG/50/18/HH

LOCATION: Merrymeet
25 Ferring Lane
Ferring
BN12 6QT

PROPOSAL: Extend existing single storey extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to extend to an existing single storey extension by 4m.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear of the property has fencing of around 1.8m in height and mature planting and hedging. The front of the property is gravel for driveway access and has some brick walling.
SITE CHARACTERISTICS	The site consists of a detached two storey house with an existing single storey rear extension and also a detached garage.
CHARACTER OF LOCALITY	The area is predominately residential with varying housing styles and designs.

RELEVANT SITE HISTORY

FG/74/01/	Proposed additional crossover.	ApproveConditionally 17-08-01
FG/125/00/	Rear extension, detached garage and front dormer	ApproveConditionally 26-01-01
FG/204/17/HH	Rear single storey extension	ApproveConditionally 01-03-18

Relevant site history noted

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council have provided no response
No representation from nearby occupiers

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

[Publication Version of the Local Plan \(October 2014\):](#)

D SP1 Design
SD SP2 Built -Up Area Boundary
D DM4 Extensions & Alterations to Existing Buildings
D DM1 Aspects of Form and Design Quality

[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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017. The plan was subject to consultation until 23rd February 2018.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Ferring has a 'made' Neighbourhood Plan which has been a material consideration during the planning process. 1A is considered relevant to the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. In this case the key policies considered are GEN7 and DEV19 of the Arun District Local Plan, 1A of the Ferring Neighbourhood Plan and the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The proposed extension will be situated to the rear of the dwelling and therefore is not visible from the street scene. The proposal seeks to add another 4m to the extension that currently exists which will result in around an 8m projection from the original rear elevation. Whilst it is a large projection it is considered subordinate to the main dwelling and still retains a large garden with 34m to the rear boundary. The proposal is not considered to have any unacceptable impacts upon the spatial pattern or character of the area and accord with GEN7 and DEV19 of the Arun District Local Plan

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed extension will have a depth of around 4m and an overall height of 3.2m. It will have doors along the rear elevation which will overlook the rear garden. There will be an additional window to the southern elevation and two to the north.

Due to the location of the windows to the northern elevation the views will be limited and will overlook the existing garage. The window to the south will look towards the fencing at the southern elevation and due to the location, boundary treatment and separation distance of 4.25m to southern boundary and 5.2m to the north boundary, the proposed windows are not considered to give rise to any unacceptable overbearing, overlooking or overshadowing.

The proposed development by virtue of its single storey construction with roof lantern is not considered to give rise to any unacceptable impacts upon the residential amenity of the area and accord with policy GEN7 and DEV19 of the Arun District Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

FOR APPROVAL

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
 - Location Plan - FL/PA/5A1
 - Block Plan - FL/PA/61A
 - Existing and Proposed Floor Plan - FL/PA/1A1
 - Existing Elevations - FL/PA/2A1
 - Existing and Proposed Roof Plan - FL/PA/4A1
 - Proposed Elevations - FL/PA/3A1
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District 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.