

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

REF NO: FG/51/20/HH

LOCATION: 66 Elm Park
Ferring
BN12 5RW

PROPOSAL: Proposed single storey rear extension with full width dormers to the first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension, and a full width dormers into the roof. It also seeks to alter the fenestration of the building by way of the small infill of the entrance area removing a window, and the conversion of a door to a window.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Ferring parish council

Parish Council - Objection.

- Concerns relating to overlooking towards the West.

2 letters of objection received:

- The proposal would cause the host dwelling to no longer be a dormer bungalow, and be out of character with the area.
- The increase in height would cause overlooking.
- There are errors on the plans.
- The full width dormer is not in keeping with the area.
- The two storey rear extension is out of character.

2 letters received relating to substitute plans:

- The objection to the full width dormers still stands.
- The eaves lengths differs on various plans.
- The width of the dormer flat roof is different on the plans, compared to the elevations.
- The proposal may result in overlooking.
- There should be time limits on the work taking place.

OFFICERS COMMENTS ON REPRESENTATIONS

Noted. The plans form part of the approval and therefore the development must be built in accordance with them. The proposal is not of a scale where it would be considered reasonable to apply a condition to limit the hours of operation.

CONSULTATION RESPONSES RECEIVED:

None.

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

The proposed single storey rear extension, due to its siting, will not be visible within the public realm. The proposal extension is considered to be a subservient and well integrated extension to the host dwelling, resultant of its scale and use of materials. The rear extension is not considered to have any significantly harmful impact upon the character of the host dwelling, or its locality.

The proposal seeks to enlarge the front and rear dormers, in order to make them full width. The Northern dormer faces towards the street scene, and as such, will be visible within the public realm. The locality is host to predominantly chalet bungalows, and whilst none of these feature full width dormers, the introduction of this feature into the locality is not considered to result in any harm to its established character. This is due to the mixed character of the area, and the modest depth of the dormers allowing them to appear subservient to the roof slope as a whole.

The proposed development 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 overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to the aspect of the application site, and the modest scale of the proposed development. The rear extension is approximately 2.9m high, and is sited over 1m from the Eastern and Western boundaries respectively, as such, it is not considered to have a significant impact upon adjacent occupiers. The proposed dormers, and changes to the fenestration are not considered to result in any views of which are not available from the host dwelling at current.

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 including limited/minor fenestration changes 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 Block Plan - 1459-P002 - 01 - B - July 2020
 - Proposed Ground, First & Roof Plans - 1459-P004 - 01 - D - July 2020
 - Proposed North & East Elevations - 1459-P301 - 01 - D - July 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 **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.