

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

REF NO: FG/51/21/HH

LOCATION: 5A West Drive
Ferring
BN12 5QZ

PROPOSAL: Single storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey front extension to 5A West Drive.

The materials used to construct this extension will be similar to those used on the dwelling. The walls will be brickwork plinth and render. The roof will be plain tile with concealed flat roof with a finished composite GRP. The windows and doors will be white PVCU and double glazed.

The extension will sit at the front of the property and will be 42.76m to the western boundary and 5.6m to the south.

At the front elevation the extension has a height of 3.54m and length of 6.11m, there is one window and one door at this elevation. At the side (west) elevation the extension has a height of 3.57m and length of 1.5m.

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

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 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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and will barley be seen in the street scene due to the position of the building. Although the extension may be seen in the street scene, due to the use of similar materials, the extension will appear well integrated with the existing dwelling and there will be no harmful impacts.

The extension has a maximum height of 3.57m and length of 6.11m, which can be seen at the front elevation at the west.

This development matches the existing materials of the host dwelling. Due to these factors, the extension is considered to appear subservient to, and well-integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also, section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The single storey front extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary and single storey nature. The window and door at the western elevation will have a limited impact to neighbouring properties, due to the significant boundary of 42.76m, as a result showing no harmful effects in terms of overshadowing.

Although the window and door are located at the front elevation of the property looking to the street scene, the property located opposite will have no harmful overlooking impacts in their front garden as

these are not deemed private as they are on a public highway.

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

SUMMARY

The 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

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:
- Roof and site plan
- Proposed plans 02

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.