

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

REF NO: FG/51/25/HH

LOCATION: 23 Singleton Crescent
Ferring
BN12 5DE

PROPOSAL: Single storey rear extension, alter existing front porch, conversion of garage to habitable use, installation of flue and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

| | |
|------|---|
| DDM4 | D DM4 Extensions&alter to exist builds(res and non-res) |
| DDM1 | D DM1 Aspects of form and design quality |

[Ferring Neighbourhood Plan 2014 Policy 1A](#) A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

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|------|-------------------------------------|
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

SUPPLEMENTARY POLICY GUIDANCE:

| | |
|-------|---|
| SPD13 | Arun District Design Guide (SPD) January 2021 |
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow. The proposal would include the construction of a single storey rear extension, alterations to the existing front porch, the conversion of garage to habitable use, installation of

flue and alterations to fenestration.

The existing garage is located to the south west of the main dwelling. The garage is not highly visible in the street scene given the set back nature of the garage. The proposed conversion of the garage into habitable space would include the insertion of a door to the side (east) elevation. The garage door to the front elevation is to be replaced by a set of timber doors to retain the appearance of a garage. The existing garage currently feature a sloping roof, this will be replaced with a flat roof and the height of the converted garage would be increased to 2.65m. The proposed works to the garage would be minor in scale and would not result in harm to the character of the host dwelling or street scene.

The existing uPVC porch to the front elevation is to be replaced by a new front door with sidelights. The scale of the porch would be retained and it would be a minor alteration to the front elevation of the dwelling. Given the scale of works proposed, the proposed porch would not result in any harm to the character of the dwelling or the surrounding area.

The proposed single storey rear extension would have a depth of 4m from the existing rear elevation of the host dwelling. The extension would extend across the entire width of the dwelling and would have a flat roof form with a maximum height of approx. 3m. Fenestration is proposed within the rear (south) elevation of the extension. The proposal is not strictly in accordance with Part M of the Arun Design Guide (ADG) which states that in the case of detached houses, single storey rear extensions should not extend more than 3.3m from the rear elevation of the original dwelling. It is noted that the depth of the single storey rear extension would exceed the guidance set out within the ADG, however, given its limited visibility from the wider street scene, and the existing variation within the street scene in terms of extensions and alterations, the extension would not result in harm to the host dwelling, street scene or wider area. The proposed development is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

The proposal would include alterations to fenestration within all elevations of the host dwelling. The existing uPVC windows and doors are to be replaced with back aluminium fenestration. The street scene is varied in terms of styles and designs of dwellings, external materials and fenestration details. As such, the proposed alterations to the fenestration in terms of its colour and appearance are acceptable.

The proposal would include the installation of flue within the rear roof slope. The flue would be proportionate in height and scale, and would not result in harm in this regard.

The proposed development would not result in harm to the character or appearance of the host dwelling, street scene or wider area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed garage conversion would result in the replacement of the garage door with a set of timber doors and the addition of a door within the eastern flank elevation of the host dwelling. The height of the garage would be minimally increased and the sloped roof would be replaced with a flat roof, measuring approximately 2.65m in height. Given the height of the garage and the scale of the proposed alterations to convert the garage, the proposal would not result in any overshadowing or overbearing impacts to neighbouring properties.

In terms of overlooking, the proposed timber doors within the front elevation (replacing the garage door), would have an outlook of the front amenity space serving the host dwelling, and would not result in overlooking. The door proposed within the eastern flank elevation would have an outlook of the rear garden amenity, and given the ground floor siting of the fenestration, the proposed alterations would not result in any overlooking.

The front porch would retain its original depth and it would be set in from the boundaries of the application site. Given the spacing between the front porch and neighbouring properties and that the size and scale of the porch is retained, the porch would not result in any overbearing or overshadowing effects to neighbouring properties. The proposed porch would not result in any overlooking. The sidelights and door proposed within the front porch will have an outlook of front garden amenity and are acceptable.

The rear extension would be set in from the side boundaries (2.5m from the eastern site boundary and 2.7m from the western site boundary) of the application site and it would not extend significantly beyond the existing rear elevation of the neighbouring property to the east. Given the size and scale of the extension and the spacing maintained between the extension and the neighbouring properties, the rear extension would not result in any overbearing or overshadowing impacts to neighbouring properties. The fenestration proposed within the rear elevation will have an outlook of the rear garden and will not result in any overlooking or loss of privacy.

The alterations to the fenestration would include one new window at ground floor level within the eastern flank elevation, serving a bathroom. This window is high level and given its location and high level setting, the window would not result in any overlooking.

Two rooflights are proposed within the side roof slopes of the front projection. The rooflights would serve the ground floor accommodation and would not result in any overlooking.

The proposed flue would be centrally sited within the rear roof slope, and this element would not result in any overbearing or overshadowing impacts to neighbouring properties.

In summary, the proposed development would not result in any adverse overbearing, overshadowing, or overlooking on any neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL liable.

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 and maintained in accordance with the following approved plans and documents:

Proposed Plans 02.
Proposed Elevations 02.
Biodiversity Enhancement Statement (received - 25/04/2025).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.