

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

REF NO: FG/52/22/HH

LOCATION: 6 Beehive Lane
Ferring
BN12 5NL

PROPOSAL: Erection of two storey front extension with front canopy, single storey side and rear extension and extension of loft to habitable use including the installation of 1 x side dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two front extension, a single storey front and a hip to gable rear roof extension including a side facing box dormer.
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REPRESENTATIONS

Parish Council - No Comment

Ferring Conservation Group - Objection.

- The proposal is an overdevelopment.
- It is overbearing on its neighbours and intrusive in the street scene.
- It is completely out of character for this road, and for Ferring, which has hardly any three-storey buildings.

4 representation from local residents:

- The proposal will result in overlooking from large amounts of south and east facing glazing.
- The proposal will result in a loss of light to neighbouring dwellings.
- The proposal will be overbearing especially to neighbouring bungalow and to the south.
- The dormer is not a subservient feature.
- Out of character.

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)

PLANNING POLICY GUIDANCE:

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**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

It is proposed to construct a two-storey gabled roofed front/side extension, the extension will measure approx. 2.4m by 4.4m, in filling to the front of the property and will include a roof canopy for an open porch. This extension will extend pass the primary elevation by approx. 200mm. A separate front/side single storey with mono pitched roof extension to the western elevation is also proposed, this will measure approx. 1.5m by 2.5m. Finally, a hip to gable roof extension plus a side facing box dormer is proposed, the hip to gable extension is to the rear of the property and the box dormer will be located to the western elevation. There are also changes to some of the materials to be used in the build, it is proposed to fully render the front and western elevations, removing an existing brick finish to the upper part of the dwelling, to the rear and eastern elevations a fully clad finish is proposed in light oak. The side facing dormer is also to be clad in light oak.

The area consists of a variety of dwelling types and design styles, to the immediate west of the site are two similarly styled purpose-built chalet bungalows and to the immediate east are two similarly styled bungalows. All the properties are set back from the road and allow for good frontages with parking, there are differing boundary treatments. This group of properties are set on comparable sized plots.

The side extension has a height far lower than the host dwelling and is an extension to an existing side extension, as such it will be a subservient addition to the host dwelling. The proposed box dormer by reason that it has a lower ridge height than that of the host dwelling, its position back from the primary elevation by 3.7m and its retention of the existing eaves line means it will also be subservient to the host dwelling. The two-storey front extension will have the most significant impact on both the street scene and the host dwelling. The design to the frontage will retain key elements of the existing building such as

the bay frontage, eaves line and (although in a different position) a new subservient gable-end protrusion. As such, it will comply with policy in that it will be subservient to the host dwelling. Although new materials are proposed, the new additions are afforded good visual integration by reason that they are consistent and in-keeping with the area which hosts a variety of built materials including weatherboarding.

All the proposed extensions, except for the hip to gable work, will be visible within the street scene, due to its siting. Given the extensions subservience and visual integration with the host dwelling and the variety of dwelling types within the area, the proposed extensions will not unacceptably adversely affect the character of the area.

The proposal will comply with policies D DM1 and D DM4 the Arun Local Plan and Part M of the Arun Design Guide as it appears well integrated with the host dwelling, and subservient to and in-keeping with the character of the locality in broad accordance with plan policies.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development will only encroach on the front (north) and side (western) boundaries, no development will extend past the existing line of the eastern or rear elevations. The single-storey side extension sits on the boundary with No 4A as the existing building does. To the west there is a 1.8m separation gap between the building and the shared boundary.

The single-storey side extension and two-storey front extension by reason of their location on site, orientation and scale are not considered to be overbearing or overshadow the neighbouring property to the west.

Comments have been received relating to the box dormer and hip to gable rear extensions being overbearing on the neighbours to the east and south. It is noted that the host dwelling already has rooms within the roof, although only a smaller rear dormer is present. As it currently stands the two-storey property is already significantly larger in height than the bungalow to the east and is incongruent within this grouping of smaller houses. The proposed development will be adjacent to the roof structure of the bungalow and the full effect of the height of the dormer will not be felt by users of the amenity space to the east by reason of this side-to-side relationship. The rear hip to gable extension required to facilitate the dormer will be contained within the confines of the existing buildings footprint so will not overbear neighbouring properties. In terms of overshadowing the increase in ridge will have some effects of overshadowing but this will be predominantly to the roof of No 8 (east) in the late afternoon and to the side elevation/roof of 4A (west) in the morning, given most of the structure is already existing this will already occur to some extent. Although there will be an impact from overbearing and overshadowing, it will not cause significant harm.

Comments have also been received regarding concerns for privacy through overlooking. No new views which are not already achievable will be created from any of the proposed fenestration located on the northern or western elevations. The roof lights to the western elevation appear to be above 1.7m from finished floor level, other windows face the public realm. The windows to the east are described within plans as obscure glazed, all other windows above ground floor levels are as existing. The glazed gable to the southern elevation has a direct back-to-back relationship with No 4 Chalet Close. The glazing at first floor level to the southern elevation will be lessening and will therefore improve the situation however, new glazing will be introduced at second floor level. This glazing replaces a much smaller rear gable which is set back by over 1.5m from the rear line of the elevation, by moving the glazing forward the 1.5m only 19m is retained between the two facing elevations, without control this would provide an unacceptable form of development. This window along with the other side windows/veluxes mentioned above will be conditioned to be non-opening and obscure glazed, to protect the privacy of all surrounding neighbours.

The proposed development is 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:

 - Location and Block Plans 1002
 - Proposed Plans 2002 02
 - Proposed Elevations 2003 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 The second floor rooflights/windows hereby approved to the western, eastern and southern elevations shall be non-opening and fully obscured windows below 1.7m from finished floor

level prior to the first use of the rooms. The windows shall be retained as obscure glazed/non-openable in perpetuity.

The first floor window to the western elevation serving Bedroom 2 shall be a non-opening and fully obscured window below 1.7m from finished floor level prior to the first use of the rooms. The window shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4(c) of the Arun Local Plan

- 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.