

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

REF NO: FG/53/22/HH

LOCATION: 14 Ferring Close
Ferring
BN12 5QT

PROPOSAL: Erection of single storey front and side/rear extension and roof extension including the installation of dormers and rooflights.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks the demolition of a small front extension and its replacement with a two-storey front projection measuring approx. 7.7m by 1.8m, and a side and rear two-storey extension measuring approx. 13.3m by 3.2m to the rear and extending forward of the rear elevation to the side by 3.1m on the southern elevation. The rear and side extensions incorporate an existing flat roof extension into the scheme, giving a total increase in ground-floor footprint of approx.30sqm. It is also proposed to convert the existing garage to habitable accommodation.

RELEVANT SITE HISTORY

FG/2/13/	First floor extension above garage with front & rear dormers.	ApproveConditionally 22-02-13
FG/39/95	Raise existing roof to form two bedrooms and bathroom, rear extension and attached garage to side	ApproveConditionally 25-07-95
FG/117/67	Front Entrance Porch	Approve 09-11-67

REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary (BUAB)

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)
TSP1	T SP1 Transport and Development

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD3	Parking Standards

CONCLUSIONS

PRINCIPLE

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.

Arun recently adopted the Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings and roof extensions should not detract from the character and appearance of the building and local area and rear extensions should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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. This proposal will be located within the BUAB.

DESIGN AND VISUAL AMENITY

This application seeks 2 extensions to the property, one a two-storey extension to the front and the other a two-storey extension to the rear and side (southern) elevation. It is also proposed to increase the eaves and ridge height of the property by approx. 800mm to allow for increase useable space at first floor. An

alteration to the material finish from render/brick quoins/brown tiled roof to render/timber clad/slate tiles is proposed.

Ferring Close has a mixed character and consists of a range of dwellings from bungalows to 2 storey dwellings, a mix of designs, massing and siting of properties on their respective plots and a mix of material finishes to the properties. 14 Ferring Close sits centrally within its plot which is of a comparable size to others in the immediate area.

The extension to the front of the property will replace an existing (partial width) single storey mono pitched extension. The extensions are seen as visually attractive and as recommended by design guidance an effective use of the land. Although the roof construction is 800mm higher than on the existing building which in this instance, cannot be described as subservient to the host dwelling, the basic form of the roof, a prominent front gable with the bulk of the roof hipped set back from the primary elevation, is retained. Furthermore, the extensions provide for a high standard of amenity for the occupants, as such the slight dominant form of the extension is not seen as a reason to refuse the application.

By reason that the street scene has a high degree of variety and as the front extension protrudes no further to the west than currently exists, which sits behind No. 12 Ferring Close's garage. the development will not unacceptably harm the character of the area nor does the proposed development compromise the spatial character of the area.

The finish of the extensions and the entirety of the dwelling takes on a modern approach, which is a departure from the style of the existing building but can be found on other properties in the locality and provides for visual harmony in the scheme.

The design and visual amenity of the proposal complies with policies D DM1 and D DM4 of the Arun Local Plan, in that the spatial character of the area will not be compromised and that the scheme is afforded good visual integration.

RESIDENTIAL AMENITY

Design guidance states that side extensions should be positioned away from their respective boundaries and not compromise the area defined by a 70-degree line rising from the boundary at ground level. The proposal will be built away from both side boundaries (north and south) by 800mm and 1m respectively, and as such the proposal accords with guidance. In terms of the 45-degree rule for rear extensions, by reason that the rear elevation sits in line with both of its neighbours, it will be compliant. A rear garden length above design guidance recommended levels will be retained. The proposal will not be overbearing nor overshadow neighbouring properties to unacceptable levels.

In terms of overlooking, various rooflights have been proposed to both the northern and southern elevations, these appear to have a cill height at, or above 1.7m above finished floor level, however, to protect privacy of neighbouring occupiers they will be conditioned to be fixed shut/obscure glazed below 1.7m. All other windows to the first floor will achieve views to the front and rear of the property, where existing views are already achieved, as such no negative impacts to privacy from overlooking are foreseen.

In terms of not being overbearing, overshadowing or overlooking the proposal complies with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

PARKING

The required number of parking spaces on site as per the Parking Standards SPG equates to 3 spaces. 14 Ferring Close has an in/out drive and therefore parking for several cars on site (approx. 4-6). As such

even with the loss of the garage space the site will still accord with the parking standards for a property of this size and therefore accords with Policy T SP1 of the Arun 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

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 DS/GHIBALDAN/03
- Site Plan DS/GHIBALDAN/04 rev 1
- Proposed Plans and Elevations DS/GHIBALDAN/02 rev 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 3 The 4x rooflights to the northern elevation and the 3x rooflights to the southern elevation shall be obscure glazed and fixed shut below 1.7m above finished floor level prior to the first use of the rooms, this 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 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.