

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

REF NO: FG/53/26/HH

LOCATION: 27 Ferringham Lane
Ferring
BN12 5NB

PROPOSAL: Rear extension and minor alterations to the porch and window above.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/175/18/HH	Two storey side extension.	ApproveConditionally 22-11-18
FG/199/17/CLP	Lawful development certificate for proposed infill between PP Not Required side of house & existing outbuilding/store to provide new store/garage & raise roof height	01-03-18

REPRESENTATIONS

Ferring Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Tree Preservation Order.
Within Built-Up Area Boundary.
CIL Zone 4.

DEVELOPMENT PLAN POLICIES

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

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

REPORT_1011(ODB)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached two-storey dwelling along Ferringham Lane. This application seeks planning permission for a single-storey rear extension and an extension to the front porch and removal of balcony above. The works would be partially visible from the street scene.

The proposed single-storey rear extension would measure 3.7m deep and 4.1m wide. It would have a pitched roof with an eaves height of 2.4m and a maximum height of 3.6m, in line with the existing single-storey rear projection. The extension would be finished with materials to match the host dwelling. Fenestration to the rear elevation would comprise a door to the rear garden and three rooflights within the roof of the extension, as well as one rooflight within the existing single-storey rear projection. The extension would exceed the depth for rear extensions set out in Section M of the ADG; however, this would be by only 0.3m. Furthermore, the extension would be well integrated with the host dwelling and remain visually subservient. The extension would not adversely impact the visual amenity of the dwelling and is acceptable in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposed porch would adjoin the front elevation and would measure 2.2m wide, 1.1m deep and 2.2m high. It would be sited within an existing recessed area and, as such, would not extend beyond the established building line of the dwelling. The proposed porch would not harm the character of the host dwelling or surrounding area and is acceptable in accordance with Arun Local Plan (ALP) policy D DM1.

The existing balcony within the front elevation would be removed and replaced with the roof over the proposed porch, creating a more uniform appearance as viewed from the street scene. The balcony doors would be replaced with an arched window. The changes are acceptable in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

Overall, the proposed development would not harm the character or visual amenity of the property or the surrounding area, in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings, and should respond to existing elevations through the size and positioning of doors and windows.

The proposed porch would be sited on the front elevation and, given its siting within the recessed element of the front elevation and the separation maintained between this element and neighbouring properties, it would not result in any adverse impacts on neighbouring residential amenity. The proposal is therefore acceptable in accordance with ALP policies D DM1 and D DM4.

The property has neighbours to both sides and to the rear. The rear extension would not extend further than the existing furthest rear projection and would be set in 3m from the southern side boundary. Due to

this siting, the rear extension would not result in overbearing or overshadowing impacts. The fenestration associated with the rear extension would be within the rear elevation at ground-floor level and would not result in overlooking.

Amendments to fenestration are proposed as part of the application. Changes at ground floor would not provide views materially different to those currently achieved and are acceptable. The fenestration within the proposed extensions would be located within the front and rear elevations and would not provide any views which would be significantly different to those already available from existing fenestration. As such, the proposal would not result in any overlooking.

The proposal would not give rise to overshadowing, overbearing, or overlooking effects that would affect residential amenity, and is in accordance with ALP policies D DM1 and D DM4 and Part M of the ADG.

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

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 in accordance with the following approved plans:

- Location and Block Plan Drwg no. 260019/105
- Floor Plans and Roof Plan - Proposed Drwg no. 260019/103
- Elevations - Proposed Drwg no. 260019/104

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 NPPF.