

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

REF NO: FG/54/19/HH

LOCATION: 11 The Grove
Ferring
BN12 5JA

PROPOSAL: Single storey rear extension, bay window to front and alterations to existing conservatory roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

FP/198/09/	Single storey rear extension	ApproveConditionally 25-01-10
FP/129/00/	First floor extension to include new bedroom and en suite bathroom	ApproveConditionally 22-09-00

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response from Ferring Parish Council.

One letter from nearby occupier in support of the application on the ground the bay window would increase the appeal of the dwelling and differentiate the property from the neighbouring 11a.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the Built-Up Area Boundary
Tree Preservation Orders

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

[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

CONCLUSIONS

Principle

The proposed development is situated within the built up area boundary. Where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and D DM4. The site is occupied by a detached property with front and back gardens in a mixed design area.

Policy

Policy D DM1 sets out 13 design aspects pf 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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Site history

No relevant history.

Design and Visual Amenity

The applicant seeks planning permission for the construction of an extension to the rear of the established dwelling. The proposed rear extension will measure approximately 4m wide, 3m in depth and be built to the proposed height of 2.75m.

The proposed extension given its location will not be visible from the street scene, it will therefore not have a detrimental impact on the character of the host dwelling or the street scene.

The proposed extension is considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

The applicant also seeks to change the roofing to the existing conservatory. This change would be from a glazed roof to a solid felt or fibreglass flat roofing. The proposed bay window to the front of the property will measure approximately 2.25m in width and protrude 0.5m from the front of the dwelling.

Neighbouring Residential Amenity

The proposed rear extension will be located 6m from the northern boundary and 5.25m from the eastern boundary. There will be 3 No. Windows with vents at the top on the eastern elevation of the extension, 1 No. pair of French doors and 2 No. windows with vents at the top on the southern elevation of the proposed rear extension.

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

The 45 degree rule does not impact this application as all development would be within the allotted area as the view gained from the bay window would not be advantageous in terms of overlooking.

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 19/25/3 and 19/25/4.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policy D DM4 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.