

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

REF NO: FG/55/21/HH

LOCATION: 8 Ferringham Lane
Ferring
BN12 5NQ

PROPOSAL: Single storey rear/side extension to replace existing extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application proposes the constructions of a single storey rear/side extension to replace the existing extension.

The extension will sit 1.12m to the east elevation and 33.35m to the southern elevation.

The materials used to construct this extension are similar to those used on the host dwelling. The walls are constructed from brick and render, the roof is a plain roof tile. The windows will be white PVCU double glazed, the doors will be white PVCU double glazed or grey powdercoated.

At the rear (south) elevation the extension has a height of 5.39m, which meets the height of the host dwelling, and a length of 5.79m. The doors of the extension will be located here. At the side (east) elevation the extension has a length of 10.16m. There is a window and door located here and one window located in the roof.

REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Policy 1A of the Ferring Neighbourhood Development Plan is also relevant to this application.

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 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to this being suited to an urban setting.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the rear and side and will not be seen to the street scene so there will be no harmful views to the street scene and the wider area. The side extension of this proposal will not be visible to the street due to the host dwelling being at the forefront of the front elevation.

Due to the proposed extension replacing the existing extension, the proposal will integrate well to the host dwelling. The overall size of the proposed extension is larger by an additional 2.95m in height and 0.93m in length at the rear. As a result, this will not be a clear replacement but something which will integrate well with the host dwelling.

This development matches the existing materials of the host dwelling. Due to these factors, the extension is considered to appear subservient to, and well-integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also, section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The single storey rear/side extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary and single storey nature. The doors at the southern elevation will have a limited impact to neighbouring properties, due to the significant boundary of 33.35m, as a result showing no harmful effects in terms of overshadowing.

At the side eastern elevation it's noted that the boundary is closer of 1.12m. There is a window and door located at this elevation, however due to the single storey nature this will cause no harmful impacts to the neighbour at the east in terms of overshadowing or overbearing impacts, therefore this is not a justified reason for refusal.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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

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:

- Site and roof plan
- Proposed elevations FG/FL/04

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 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.