

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

REF NO: FG/56/26/HH

LOCATION: 12 Little Paddocks  
Ferring  
BN12 5NJ

PROPOSAL: Demolition of the existing front porch (approximately 1.9m x 0.9m) and the erection of a new, larger gabled front entrance porch. The existing dwelling will otherwise remain unaltered.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Ferring Parish Council - No response.

No representations were received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Built-Up Area Boundary.

Within an area with potentially high ground water.

**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) |

**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 comprises a detached bungalow. Planning permission is sought for the demolition of the existing

flat-roofed porch and its replacement with a larger entrance porch on the front elevation of the dwelling.

The porch would project approximately 1.6m from the front elevation and measure approximately 2.6m in width. It would incorporate a gabled roof with a maximum height of approximately 3m and an eaves height of approximately 2.2m. The external materials comprise roof tiles and white rendered walls to match the existing dwelling, ensuring visual integration.

The fenestration would consist of a timber entrance door with a glazed side panel.

Given its front location, the porch would be visible within the street scene. Whilst the development would marginally exceed the 1.5m depth recommended for front extensions within the Arun Design Guide (ADG), the scale of the development is modest and the proposed gabled roof form would represent an improvement over the existing flat-roofed porch. The use of matching materials and design features would ensure the extension remains sympathetic to the character and appearance of the dwelling. As a result, the porch would appear as a subordinate and proportionate addition.

The proposal would not result in harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

#### RESIDENTIAL AMENITY

The proposal would be approximately 6.3m from the north-eastern side boundary and approximately 3.8m from the south-western side boundary. The development would replace a porch and would result in an increase in height of approximately 0.8m. Given the limited increase in scale and massing, the proposal would not result in any overshadowing or overbearing impacts on neighbouring dwellings.

The fenestration would be positioned broadly in line with the existing arrangement and would primarily overlook the site's front amenity area and would not introduce any additional opportunities for overlooking or loss of privacy to neighbouring properties.

The development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1, D DM4 and the ADG.

#### SUMMARY

The 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 and documents:

- Location Plan
- Proposed Block Plan 06
- (Existing) and Proposed Floor Plans 02
- (Existing) and Proposed Front Elevations 03
- (Existing) and Proposed Side Elevations 07

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

- 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 National Planning Policy Framework.