

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

REF NO: FG/62/25/HH

LOCATION: Mayfield
Florida Road
Ferring
BN12 5PE

PROPOSAL: Demolition of existing garage. Construction of new garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/10/25/HH	Demolition of existing pool house and swimming pool. Construction of new pool house with office above and relocated pool.	ApproveConditionally 12-03-25
FG/81/24/HH	Side extensions with a new front facing bonnet dormer window. Part single and part double storey rear extensions together with the enlargement of the rear dormer. Alterations to roof tiles, external facade, fenestration, and front balcony. Side facing oak framed dual pitched canopy roof.	ApproveConditionally 29-07-24
FG/30/24/HH	Side extensions with a new front facing bonnet dormer window. Part single and part double storey rear extensions together with the enlargement of the rear dormer. Alterations to all fenestration and front balcony. Side facing oak framed dual pitched canopy roof.	ApproveConditionally 17-04-24
PAA/122/22/	2 bed single story dwelling with vehicular access from Chalet Gardens.	Refuse Pre App 24-02-23

REPRESENTATIONS

Ferring Parish Council - No response received.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Flood Zones 2 and 3.
 Within an area with potentially high groundwater levels.

DEVELOPMENT PLAN POLICIES

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

DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a bungalow located along Florida Road. The application seeks permission for the construction of a new garage. The proposed garage would be partly visible from the street scene along certain viewpoints.

The proposed garage would measure approx. 10.5m deep by 6.3m wide. The garage would feature a crown roof with a maximum height of approx. 3.1m and an eaves height of approx. 2.1m. It is noted that the garage has been reduced in width when compared to the existing garage, however it would extend deeper into the application site. Notwithstanding this, given that the proposed garage would partly replace an existing structure, and that the proposed replacement garage would be set back significantly from the front of the site boundary, the works will not have an adverse impact on the character of the area.

The proposal will not adversely impact the visual amenity, or the character of the area. The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed garage occupies a similar position to the existing garage, however it would extend deeper than the existing garage.

The existing garage measures 2.4m in height, with a flat roof form, and the proposed garage will have a maximum height of approx. 3.1m and an eaves height of approx. 2.1m. The increase in height of the

garage will result in some overshadowing and overbearing impact on the neighbouring dwelling to south. However, given the presence of a high fence line and that the eaves height along the shared boundary with this neighbour would be lower than the flat roof of the existing garage, the works will not result in significant overbearing or overshadowing impacts to the neighbour to the south.

Given the siting of the proposed garage, the garage would not result in any overbearing or overshadowing impacts to other neighbouring properties.

In terms of overlooking, garage doors are proposed to the front elevation of the garage and a door is proposed to the northern flank. As such, the proposed garage would not result in any overlooking.

The proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan in that it would not result in unduly harmful adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

PARKING

The Parking SPD outlines that garages should measure 3m x 6m to accommodate a vehicle. The application site is located within Parking Zone 2 and as per the Arun Parking Standards, the dwelling both as existing and proposed is required to provide two parking spaces.

The proposed garage is able to accommodate four parking spaces and as such, the proposed development would increase the parking provision within the application site. Therefore, the proposal is acceptable in this regard.

DRAINAGE

The site is within Flood Zones 2 and 3 and in an area at risk of surface water flooding, therefore surface water drainage design should be carefully considered.

The front northern corner of the proposed garage would be located within Flood Zone 2, and the remainder of the proposed garage would not be located within a Flood Zone. Notwithstanding this, proposed garage would be built over existing hardstanding, replacing an existing garage, and the increase in floor area would be measure 15.42 sqm. Given the limited increase in floor area and for the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the District and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informative.

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.

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.
- Plans and Elevations 1.
- Block Plans 2.
- Biodiversity Enhancement Statement (received - 30-05-25).

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 The materials and finishes of the external walls and roof of the garage hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policy D DM1.

4 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).

- 5 **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.