

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

REF NO: FG/62/26/HH

LOCATION: 1 Greenways Crescent
Ferring
BN12 5EF

PROPOSAL: Proposed detached garden room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/184/21/PL	Erection of replacement dwelling and garage	ApproveConditionally 24-01-22
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FG/32/25/HH	Erection of 1.8m high close boarded timber fencing along the eastern boundary.	Refused 06-05-25
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REPRESENTATIONS

Ferring Parish Council - Objection on the following grounds:

- The size, height and position of the garden room would make it unduly prominent.
- It would be visible from neighbouring properties and would be harmful to their outlook.
- It would harm the visual amenity and character of the surrounding area.

Ferring Conservation Group - Objection on the following grounds:

- Greenways Crescent has an open, green character, and the proposed height and position of the building would appear dominant and harmful to the surrounding area.
- The artist's impression appears misleading, showing screening and dimensions that do not match the plans.
- There is no specialist tree survey to show that screw pile foundations would avoid harm to mature tree roots.
- Ferring Conservation Group considers the location unsuitable due to visual harm and risk to established trees.

3 letters of support:

- The garden room would be in keeping with the house and landscaping.
- The outbuilding would be in keeping with nearby properties, would not be prominent from the road due to screening from planting, and would not set a precedent.

Concerns regarding the lack of a tree survey have been addressed through the additional submission of a Tree Survey Report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

TREE OFFICER - No objection, subject to conditions.

The Tree Survey Report has been reviewed and provides sufficient information to demonstrate that the affected trees can be retained and protected during the development. The survey data is comprehensive and accords with BS5837:2012.

The overall arboricultural impact of the proposal is considered to be low, provided the works are carried out in accordance with the submitted report and appropriate tree protection measures are installed and monitored throughout construction subject to pre-commencement and construction conditions.

POLICY CONTEXT

TPO/FG/1/15.

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
ENVDM4	ENV DM4 Protection of trees

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 & VISUAL AMENITY

This application seeks planning permission for the construction of a single-storey garden room within the eastern corner of the site and would be visible from the street scene.

The garden room would be L-shaped, with an approximate width of 7m and depth of 6m, inclusive of a roof overhang. It would have a flat roof with an overall height of approximately 2.95m and an eaves height of 2.7m. The roof would be finished in a grey single-ply membrane, and the external walls would be finished in vertical timber cladding. Fenestration would be a five-panel bi-fold door on the western elevation finished in black powder-coated aluminium. External lighting would be limited to discreet fittings within the roof overhang on the western elevation of the garden room and the existing hard surfacing within the garden would be retained.

The proposed materials and fenestration would ensure that the proposed garden room integrates appropriately with the wider context and preserves its character, in accordance with Arun Local Plan

policy D DM1 and the Arun Design Guide (ADG).

The scale, form, and appearance of the garden room would be an ancillary addition to the host dwelling. A condition would be attached to this planning permission to ensure that the outbuilding remains ancillary to the host dwelling to prevent the creation of a separate unit as this would be unacceptable in this location.

Although the proposed garden room would be partly visible from the main road due to its position within the site, existing high boundary treatment and soft landscaping provide an element of screening. As a result, the outbuilding would not appear unduly prominent within the street scene and would not cause demonstrable harm to visual amenity.

On balance, given its height, flat roof form and existing boundary screening, the garden room is of an appropriate size, scale, and design. It would not appear unduly prominent or cause unacceptable harm to the street scene or the character of the area. The proposal is therefore in accordance with Arun Local Plan policy D DM1 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The garden room would be within the eastern corner of the site. It would be set in 1m from the southern rear boundary and 6m from the eastern side boundary. It would also be located 19.6m from the host dwelling.

Neighbouring properties at Nos. 53 and 55 Sea Lane Gardens are to the rear of the site and benefit from existing high boundary treatment and soft landscaping, which would help screen the proposed garden room. It is noted that outbuildings of a comparable size and scale are present within the rear of these properties and these do not appear unduly prominent within the surrounding vicinity.

Given its single-storey scale, flat roof form, height, separation from neighbouring dwellings, and existing soft landscaped screening, the proposed garden room would not result in overbearing or overshadowing impacts to neighbouring amenity.

Fenestration would be limited to the western elevation, facing towards the host dwelling's rear garden amenity space. As such, the proposal would not result in any overlooking or loss of privacy to neighbouring properties.

Overall, the development would not result in harm to neighbouring residential amenity by way of overbearing or overshadowing impacts or overlooking, in accordance with Arun Local Plan policy D DM1 and the ADG.

TREES

The site is located within the Tree Preservation Order TPO/FG/1/15 and therefore the development requires consideration against Arun Local Plan policy ENV DM4 and the National Planning Policy Framework (NPPF).

NPPF Section N2 (2026), states when determining any planning applications, local planning authorities should 1d) conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible.

The Tree Officer raised no objection, subject to pre-commencement and construction conditions to ensure the retention and protection of trees, which are an important feature of the area.

A Tree Survey Report was submitted with this application. The report is considered to comprehensive

and compliant with BS5837:2012, demonstrating an appropriate level of protection for the trees within the site. Therefore, on balance, the overall arboricultural impact is low, provided protection measures are implemented as per the conditions.

The proposal has been reviewed by the Tree Officer, who has confirmed that the development would not result in harm to surrounding trees, subject to the conditions. Therefore, it would be unreasonable to refuse planning permission on arboricultural grounds and the development is acceptable in accordance with Arun Local Plan policy ENV DM4 and the NPPF.

SUMMARY

The proposal is acceptable in accordance with the relevant Arun Local Plan policy. Approval is therefore recommended, subject to the stated 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:

- Proposed Plans AR-197-01.
- Proposed Plans AR-197-02.
- Proposed Plans AR-197-03.

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 Before any machinery is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plan (Appendix 6 of the approved Tree survey & report), ref. B/0679/26.

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Arun Local Plan policy D DM1. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 4 Part a) All activity at the site is to be carried out in strict accordance with: - Tree survey & report, Beechdown Consultancy Ltd., ref. B/0679/26, 7th August 2026.

Part b) If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837:2012 and Arun Local Plan policy ENV DM4 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 5 The proposal hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 1 Greenways Crescent as a garden room and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 6 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).

- 7 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.