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

REF NO: FG/69/25/HH

LOCATION: 10 East Onslow Close
Ferring
BN12 5RR

PROPOSAL: Single storey wrap-around extension to the rear (east) and side (south) elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/28/25/PDH	Notification under extended permitted development rights for a single storey rear extension measuring 5.75m from beyond the rear wall of the dwelling house, with a maximum height of 2.88m and an eaves height of 2.6m	Withdrawn 05-06-25

REPRESENTATIONS

Ferring Parish Council - No response received.

1 objection has been received from a nearby occupier, key points noted below -
- The height of the proposed extension would appear oppressive and block viewpoints for the neighbouring residents.
- Concerns raised regarding overshadowing impact of the extension given that the proposed side extension is less than 1.0m from the existing side border fence.
- Concerned with noise from the proposed side windows and sliding doors.
- The materials and finishes have not been provided to comment on.
- Suggested mitigation measures (by installing a taller fence) have been discussed with the owner of 10 East Onslow Close.
- Request that the proposed side window to not be provided with an opening to reduce the impact of sound and noise.
- Two photographs that have been submitted, have been considered.

Comments noted. The materials for the proposed extension would match the existing dwelling. The remaining comments have been addressed in the conclusions section below.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
QESP1	QE SP1 Quality of the Environment

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow located along the cul-de-sac at East Onslow Close. The application seeks planning permission for a single storey wrap-around extension to the rear and southern flank elevations. The existing garage and conservatory are to be replaced by the proposed extension. The side extension would be visible from the street scene as it would be set back 0.5m from the front elevation of the host dwelling.

The proposed side extension would measure 2.2m in width to the front, increasing to a width of 2.3m towards the rear of the side extension. The extension would be set back from the front elevation by 0.5m. The proposed side extension would measure 7.1m in depth to the southern flank elevation, adjoining the proposed single storey rear extension. The Arun Design Guide (ADG) states that the side extension should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. Although large in scale, the proposed extension would not unduly obtrude on the host dwelling. It would retain the character of the property by featuring materials that match the existing dwelling. It is noted that the flat roof design of the side extension would not integrate well with the existing dwelling, and it would appear as a modern addition to the dwelling. Given that the proposed side extension would feature materials that match the existing dwelling and that it would be set back from the front elevation by approx. 0.5m, the proposed side extension would not result in harm to the character of the host dwelling.

To the rear, the extension would extend across the entire width of the dwelling and the side extension. Following the demolition of the existing conservatory and garage, the depth of the extension to the rear would measure 5.7m. It is noted that the eaves height would match that of the host dwelling and that the maximum height would be 2.87m. Resultantly, the proposed wrap around extension would be a subservient addition to the host dwelling. The materials of the extension would match the existing and would help to integrate the extension with the host dwelling. The proposal would be in accordance with policy D DM4 of the Arun Local Plan (ALP).

The Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. Rear extensions which project up to 3.3m are generally acceptable. The rear extension would not be in accordance with the guidance depth outlined within the ADG, however given the siting of the proposed extension and limited visibility, the extension would not result in harm to the character or appearance of the dwelling or street scene.

Overall, the proposed development would result in an increase to the footprint of the host dwelling. The alterations to the dwelling would alter the character of the dwelling in terms of its scale and massing, however given the varied character of the street scene, the proposed development is acceptable. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. As a result of their height and siting, the proposed extensions would not result in any overbearing or any significant overlooking and would not result in harm to residential amenity.

Given the scale and siting of the proposed side and rear extensions, there would be an intersection of neighbouring 60-degree sightlines and 45-degree light accessibility lines when taken from the closest windows within the rear elevations of the neighbouring dwellings to the south. However, given the presence of the existing boundary fence and the proposed height of the rear extension, the proposed extensions would not result in demonstrable harm to the neighbouring dwelling by way of overbearing or overshadowing impacts.

There would no intersection of neighbouring 60-degree sightlines and 45-degree light accessibility lines when taken from the closest windows within the rear elevation of the neighbouring dwelling to the north as the rear extension would extend in line with existing rear elevation of the neighbouring dwelling. Whilst it is noted that the neighbour to the north has existing fenestration within the southern flank elevation, facing the application site, given the height of the proposed extension, the existing high level boundary treatment and that the neighbour to the north is set in from the shared boundary with the application site, the proposed extension would not result in significant overbearing or overshadowing impacts to this neighbour.

A window is proposed within the front (east) elevation, with an outlook onto front garden amenity and is set back from the road by 5.9m. The proposed front fenestration would not result in any overlooking. Two sets of sliding doors are proposed within the rear (western) elevation which would have an outlook of the private garden amenity space serving the host dwelling and would not lead to any loss of privacy or overlooking impact to neighbouring properties. A high level window is proposed along the northern flank elevation and given the window would be sited at a high level, it would not result in any overlooking impact to the neighbour to the north.

It is noted that two windows are proposed within the southern flank elevation serving bathrooms. Although these windows would be sited close to the southern flank boundary, they would be located adjacent to the neighbours garage and they would be ground floor sited. Given the siting of the windows, and the existing site circumstances and boundary treatment, the proposed windows would not result in unacceptable overlooking.

It is noted that a neighbour objection was received during the course of this application raising concerns in relation to noise and disturbance as a result of the proposed windows and doors within the flank and rear elevations of the host dwelling and extension. Notwithstanding this, the proposed windows and

doors are not unreasonably sited or sized, and would not result in a significant increase in noise and disturbance when compared to the existing situation. As such, the proposal is acceptable in this regard.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING
The Parking SPD outlines that garages should measure 3m x 6m to accommodate a vehicle. The existing garage measures approx. 2.6m x 4.9m and therefore is not of a sufficient depth to accommodate a vehicle. As such, the loss of the potential for an internal parking space within the garage is acceptable in this instance. 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 existing driveway is able to accommodate two parking spaces when parked at an angle, and the existing garage is not of a scale that is sufficient to provide any internal parking space under the Parking SPD guidance (3m x 6m), as it is not of sufficient depth. The existing driveway would be retained. Therefore, the loss of the potential for an internal parking space within the garage is acceptable in this instance. The proposed development is therefore in accordance with the Arun Parking Standards.

SUMMARY
The proposed development is in accordance with relevant development plan policies and as such 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

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 drawing:

Location and Block Plans OS1 AA.
Proposed Plans and Elevations GA/02 F (Dated - 28-08-25).
Biodiversity Enhancement Statement (Dated - 10-07-25).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 The materials and finishes of the external walls of the side and rear extensions 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 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.