

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

REF NO: FG/74/22/HH

LOCATION: Sumara
The Warren
Ferring
BN12 5PQ

PROPOSAL: Front and rear dormer replacement. Replacement green roof and reinstatement of chimney and associated works. Removal of two rear conservatories and replace with terrace. Alterations to fenestration and render system to brick facades.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Front and rear dormer enlargement and construction of a green roof at the ground floor to the side replacing the existing roof. The property is a two storey detached dwelling in an area characterised by similar dwellings.
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REPRESENTATIONS

2 neighbour objections:

- Loss of privacy caused by new windows in north elevation.
- Loss of light caused by additional building height of gym/office extension roof.
- Rendering of gym/office extension will cause loss of wildlife habitat.

CONSULTATION RESPONSES RECEIVED:

None.

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)

[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
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1A of the Ferring Neighbourhood Development Plan and part M of the Arun Design Guide are relevant.

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 D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1A of the Ferring Neighbourhood Development Plan supports development within the built up area boundary which the site is within.

Part M of the Arun Design Guide sets out standards for extensions.

DESIGN

The dormers are in proportion with the existing dwelling, represent an improvement in the character and appearance of the property and are subservient to it having a ridge line below the height of the existing dwellinghouse. The windows on the rear dormer will be enlarged and go from one to two windows with the whole dormer being widened to incorporate this. The dormer window on the front of the property will be reduced in width by approx. 30 cm each side and raised in height by approx. 40 cm representing a modest enlargement to the dormer.

The green roof is a like for like replacement of the existing roof and is considered an acceptable addition to the dwellinghouse. The additional windows in the north elevation of the scheme have been removed improving the privacy of it. It is not considered that the rise in height of the roof, from 2.04 metres to 2.84 metres at the rear, will cause a significant loss of light.

The replacement of the wall materials with rendering is considered acceptable although this element of the scheme has now been removed at the neighbour's request.

The Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience.' The proposal complies with this in that the ridge heights are set below the main dwelling ridge and appear subservient.

The proposed dormers do not damage the original character and appearance of the building and its surrounding area and minimise interference to the original form, appearance and fabric of the original built structure and are therefore considered acceptable.

The proposed dormers and garage roof extension comply with policy D DM1 and D DM4 of the Arun Local Plan in terms of design.

NEIGHBOUR AMENITY

The dormers will not be significantly different than existing and will not cause any additional overlooking, overshadowing or overbearing impact on neighbouring properties.

The windows that have been removed from the scheme in the north elevation were to have been obscure glazed but would have caused perceived overlooking however as a result of a neighbour objection they have been removed from the scheme. The remaining windows in the north elevation are as existing.

The proposal complies with policy D DM1 and D DM4 in terms of amenity of neighbouring properties.

PARKING STANDARDS

The proposal will not result in the loss of any car parking on the site and the development is considered to meet with the parking standards for residential properties.

SUMMARY

The development is considered acceptable complying with policies D DM1 and D DM4 of the Arun Local Plan and 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:

Proposed Block Plan dwg.no. LO2

Proposed West and South Elevations dwg.no. GA04

Proposed East and North Elevations dwg.no GA05B

Proposed Ground Floor Plan dwg.no. GA01B
Proposed First Floor Plan dwg.no. GA02
Proposed Roof Plan dwg.no. GA03

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the northern wall of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 The windows at ground floor level in the northern elevation of the garage shall at all times be and remain glazed entirely with obscure glass and remain fixed shut.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and DM4 of the Arun Local Plan.

- 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.