

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

REF NO: FG/74/26/HH

LOCATION: 160 Littlehampton Road
Ferring
BN12 6PH

PROPOSAL: Proposed alterations to front elevation to include extended porch and roof gable over existing bay. Two storey side/front extension and proposed rear/side single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/57/90	Proposed first floor dormer extension to accommodate bathrooms and extension to roof at ground floor level.	ApproveConditionally 11-06-90
FG/108/89	Proposed first & ground floor room extensions to accommodate bathroom (1st) garage and kitchen (ground floor)	ApproveConditionally 14-08-89

REPRESENTATIONS

Ferring Parish Council - No response.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.
Built-Up Area Boundary.
Flood Zones 2 and 3.

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

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DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
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 detached two-storey dwelling. Planning permission is sought for alterations to the front elevation, including an enlarged porch and roof gable over the existing bay window, together with a two-storey side/front extension and a single-storey rear/side extension

The proposed front porch would retain the existing depth of approximately 1.5m with an increased width, resulting in an overall width of approximately 6.7m. The extension would block the existing stairwell window and reposition the entrance door. The porch would retain the existing hipped roof design with a flat-topped central section and a maximum height of approximately 3.5m. External materials would match those of the existing dwelling, in accordance with the guidance of the Arun Design Guide (ADG).

The porch extension would be only partially visible from the public realm due to the substantial setback of the dwelling from the front boundary. Whilst visible in limited views, the proposal would not project beyond the footprint of the existing porch and would integrate well with the established design of the dwelling. As such, it would be acceptable and would not result in harm to visual amenity.

The proposed two-storey side/front extension would be constructed above the existing garage and would extend further along the eastern flank of the dwelling towards the rear. The ground floor element would measure approximately 4.4m in width and 8.5m in depth, with the first-floor element extending to an overall depth of approximately 10.5m. The extension would continue the existing hipped roof form to the front elevation, with a crown roof incorporated over the rear ground floor projection. The ridge height would match that of the existing dwelling. New bay windows incorporating gabled roofs would be provided on both the front and rear elevations, reflecting the appearance of existing windows of the host dwelling. Additional alterations include the installation of a rooflight within the rear roof slope and large glazed doors serving the rear amenity space. External materials would comprise of facing brickwork, concrete roof tiles to match the existing dwelling in accordance with the Arun Design Guide (ADG).

The extension would be visible within the street scene. Whilst it would not be set back from the principal elevation and would not appear subordinate to the host dwelling, due to its two-storey scale and matching ridge height, it would follow the established architectural style of the property and create a balanced and cohesive appearance. In this respect, the proposal would not fully accord with the ADG guidance, which advises that side extensions should be subordinate in appearance and have a ridge height at least 0.5m lower than the host dwelling.

Notwithstanding this, the dwelling occupies a generous plot and is set approximately 30m back from the front boundary. The surrounding area is characterised by a varied pattern of development, including dwellings of differing scale, form and architectural style. Although the proposed extensions and roof

alterations would result in a noticeable increase in the overall bulk and massing of the dwelling, the development would remain proportionate to the size of the plot and would not appear incongruous within the wider street scene. Furthermore, the proposed development would retain a coherent design approach and would preserve the overall character of the host dwelling. Accordingly, the proposal would be acceptable in visual terms and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposed single-storey rear extension would be constructed partly on the footprint of the existing side extension, which would be removed, creating a wraparound form of development with the side extension. The newly constructed element would measure approximately 4m in depth, resulting in an overall depth of approximately 11.1m, and would have a width of approximately 8.4m. The extension would incorporate a crown roof design with a maximum height of approximately 3.6m and an eaves height of approximately 2.8m. Fenestration would comprise large glazed sliding doors opening onto the rear garden together with a roof lantern within the flat roof section.

The existing patio doors within the southern elevation would be replaced with bi-folding doors. These would complement the proposed fenestration and would be acceptable in design terms.

The rear extension would incorporate materials and detailing that match the existing dwelling and the remainder of the proposed development, ensuring a cohesive appearance. Whilst the extension would exceed the ADG guideline depth of 3.3m for single-storey rear extensions, it would remain proportionate to the scale of the property. Due to its location to the rear of the dwelling, it would not be prominent within the public realm and would not be visible from Littlehampton Road. As such, the extension would not result in harm to the character or appearance of the dwelling or the surrounding area.

Overall, the proposal would not result in harm to the character or appearance of the host dwelling, the street scene, or the wider area, and would be in accordance with Arun Local Plan (ALP) policy D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed two-storey side extension would be set in approximately 0.3m from the eastern side boundary. Whilst the extension would intersect a 45-degree splay line taken from the centre of the closest neighbouring window and, by reason of its increased bulk, massing and proximity to the shared boundary, would result in some additional overshadowing to the neighbouring property to the east, this impact must be considered in the context of the existing relationship between the properties. In particular, the proposed ridge and roof form would align with the existing recessed rear elevation of the neighbouring dwelling, and as a result, the majority of the additional built form would not project significantly beyond the neighbouring property's rear building line. As such, whilst some increase in overshadowing would occur, the resulting impact would not result in demonstrable harm as to justify the refusal of planning permission.

Due to the siting of the two-storey extension adjacent to the host dwelling, views from the neighbouring property to the west would be largely screened by the existing built form, and as such would not result in any adverse residential impacts to neighbouring dwelling to the west.

The proposed single-storey rear extension would be set approximately 2m from the neighbouring side boundary. Due to its single-storey form, modest height and adequate separation from adjacent boundaries, the extension would not result in overshadowing or overbearing impacts to neighbouring occupiers.

The proposed openings and fenestration alterations within the front (north) elevation would overlook the property's own front garden and would not result in overlooking of neighbouring properties. The

development would remove existing openings within the eastern elevation, thereby reducing opportunities for overlooking towards the neighbouring property to the east. Similarly, existing ground-floor openings within the western elevation would be removed. The proposed rear-facing openings would overlook the site's extensive rear garden and would provide a level of outlook broadly comparable to the existing arrangement. As such, the proposal would not result in any loss of privacy to neighbouring occupiers.

Overall, the proposal would not result in demonstrable harm to neighbouring amenity, in accordance with ALP policies D DM1, D DM4 and the ADG.

FLOOD RISK

The application site is partially affected by flood risk, with the rear section of the garden falling within Flood Zones 2 and 3. However, the existing dwelling and the areas proposed for development are located outside of the identified flood zones. As the extensions would not be built in an area at risk of flooding, the development would not increase flood risk either on the site or elsewhere. The proposal is therefore in accordance with ALP policy W DM2.

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 drawings:

- Location Plan
- Block Plan Rev A
- Proposed Elevation, Floor, Roof and Section Plans Rev C

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 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.