

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

REF NO: FG/75/18/HH

LOCATION: Everglades
Florida Road
Ferring
BN12 5PE

PROPOSAL: Single storey dormer extension to bathroom on east side.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above. The dormer would have a depth of 1.5, a width of 2m and a length of 2.3m.

RELEVANT SITE HISTORY

FG/121/05/	Detached chalet bungalow (Resubmission following FG/54/05)	ApproveConditionally 10-11-05
FG/112/05/	Conservatory and extension	ApproveConditionally 21-10-05
FG/54/05/	Removal of single storey additions to west elevation of 'Sunny Spot' and erection of a detached chalet bungalow and integral garage.	ApproveConditionally 08-06-05

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICESArun District Local Plan (2003):

GEN7	The Form of New Development
DEV19	Extensions to existing residential buildings

Publication Version of the Local Plan (October 2014):

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design

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

CONCLUSIONS**PRINCIPLE**

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in GEN2 of the Arun District Council Local Plan. In this case, the key policies are deemed to be GEN7 and DEV19 of the Arun District Council Local Plan and Policy 1A of the Ferring Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

As a result of its siting the dormer would be visible from the street scene, but it would not be prominent and would be set down below the ridge height. It is not considered that the proposal has a significantly harmful impact on the appearance of the host dwelling, as it would appear as a subservient addition to the host dwelling which is well integrated. Therefore, it is considered that the proposal is in compliance with DEV19(i) and (ii) of the Arun District Council Local Plan.

The extension would not significantly alter the appearance of the chalet style dwelling. The existing property reflects the design of other properties in Florida Road which is characterised by detached dwellings of varying height and design, which are mainly bungalows and chalet style properties. Given its limited scale and position on the side of the dwelling set back from the front elevation it is not considered that the proposed development would have a detrimental impact on the spatial pattern and established character of the area. Therefore, the proposed development is considered to be in comply with GEN7(ii) and DEV19(v) of the Arun District Council Local Plan, additionally, Policy 1A of the Ferring Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have a significantly detrimental impact on residential amenity. The proposed development involves a small extension to the side of the roof and it is considered that this would not have a significantly detrimental impact on overbearing or overshadowing at 'Keys'. The window would also be obscure glazed below 1.7m and would not therefore result in materially harmful overlooking or loss of privacy. The proposed development is therefore considered to be in accordance with GEN7(iv) and DEV19(iii) of the Arun District Council Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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 Location, Block, Layout, Cross Section, 1:100 North, East and South Elevations..

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 3 The dormer window on the east elevation of the building hereby approved shall at all times be glazed with obscured glass and fixed to be permanently non-opening below 1.7m floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.
- 4 **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.