

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

REF NO: FG/78/21/HH

LOCATION: 34 Sea Lane Gardens
Ferring
BN12 5EG

PROPOSAL: Single storey front extension, single storey side and rear extensions including demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

No response from Ferring Parish Council.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXTDesignation applicable to site:
Outside the Built Up Area Boundary**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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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 considered are D DM1 and D DM4 of the Arun Local Plan. Ferring Local Plan is of relevance but there are no policies that relate to this application.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front, rear and side of the dwelling. The dwelling is situated on the corner of a small private close and therefore there it is prominent in the surrounding area with views of all works being available from the public realm.

There will be an extension to the principle elevation with a width of 2.925m with a garage frontage. This will connect to the side extension which will have a width to match. It will run the length of the property and connect to the rear extension to form one complete side extension. To the front there will remain 6.5m maintaining 1m to the side boundary. The extension will have a pitch roof which is seen as desirable allowing the impact on the character of the area to be reduced. The eaves of the extension is at 2.5m which is then continued as a flat roof for the rest of the side extension and then the rear aspect. This extends beyond that of the neighbouring property however it is well integrated and not considered to appear unduly dominant upon the front elevation of the property. The pitch height will be at a height of 3.7m. Additionally, there is a gap between the edge of the extension and the boundary allowing the proposal to not dominate the front elevation or overbear the neighbouring property.

The rear extension will be 4.05m in depth and have a width of 11.7m to meet the side extension forming a full width extension to the rear of the property. This will have a flat roof, due to the neighbouring property having a large rear extension this is not considered to be harmful to the character of the area.

Due to the design and siting of the dwelling, it is not considered to adversely impact upon the appearance of the street scene and as such is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The side extension is situated to the north elevation and runs along the full side with a width of 2.3m, meeting in line with the rear building line. This retains 1m to the side boundary however there are no neighbouring windows that will be directly affected, furthermore, the proposed height is considered to mitigate any overbearing impact on the neighbouring property. 17m is retained to the rear boundary which is sufficient distance to allow the extensions to not be demonstrable to the application.

There will be a number of windows to the rear as well as some roof lights to the rear of the proposal. Whilst the proposal will increase the views to the rear these look out onto the rear garden of the host dwelling. The sky lights will have some views of the neighbouring properties however the views will not be to such a degree they cause refusal of the application.

The development is not considered to result to adverse impacts upon neighbouring amenity and as such is deemed to comply with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development is deemed to accord with 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 plans:

- Location Plan
- Block and Roof Plan
- Existing floor Plans 01
- Existing Elevations 02
- Proposed Floor Plan FG/SLG/03A
- Proposed Elevations FG/SLG/04A

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 **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.