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

REF NO: FG/7/25/HH

LOCATION: 6 Sea Lane Close
Ferring
BN12 5DT

PROPOSAL: **Single storey extension to front of existing garage and amendments to fenestrations to form annex for visiting relatives (retrospective).**

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/189/14/HH	First floor extension above existing double garage plus extension to conservatory on ground floor at rear.	ApproveConditionally 23-03-15

REPRESENTATIONS

Ferring Parish Council - No response received.

No representations were received from nearby occupiers.

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a two-storey detached dwelling at the end of a cul-de-sac. The front extension projects approximately 2m from the front elevation, extending the front elevation level with the existing porch. The extension slightly exceeds the recommend depth of front extensions in the Arun Design Guide. However, the extension does not project beyond the furthest extent of the principal elevation or disrupt the dominant building line. The addition is unobtrusively located and is not prominent on the street scene. The extension has a flat roof which matches the height and style of the adjoining porch roof and is finished with brick work painted white to match the dwelling. The extension remains subservient to the main dwelling and are well integrated, in accordance with policy D DM4 of the Arun Local Plan.

The extension, together with the garage conversion, allows for the provision of an annexe which includes a bathroom and a kitchen area. There is no internal access between the annexe and the main house other than via the porch. A condition is attached to the permission requiring that the use of the annexe should remain ancillary to the existing dwelling.

The insertion of an additional window on the side elevation is acceptable in accordance with policy D DM1 of the Arun Local Plan.

Overall, the development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The extension is to the front of the property and is close to the property's neighbour to the east, at 14 Sea Lane. This property is orientated in the opposite direction to 6 Sea Lane Close, and has a side window close to the position of the front extension. There is a separation distance of approximately 1.7m to the boundary and the extension extends level with a small section of the window. The extension extends alongside the flank elevation of the neighbouring property and has not resulted in overbearing or overshadowing effects on neighbouring amenity space. Whilst there is some loss of light and outlook from the neighbours side window, this is not be unduly harmful.

The windows are on the front elevation and have not resulted in overlooking effects. The additional side window is at ground floor level and faces towards the flank elevation on the neighbouring garage. There are no harmful overlooking effects as a result of the development.

The development has not had a harmful impact on neighbouring residential amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

Following the conversion of the garage and the extension of the property into the existing driveway, parking provision at the property has been reduced. However, there remains space for two cars on the driveway. Sufficient parking remains in accordance with the Arun Parking Standards SPD.

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 approved shall be maintained in accordance with the following approved plans:

- Location ,block and proposed elevations DRG.24/06/1
- Proposed ground floor plan and section DRG.24/06

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

2 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 6 Sea Lane Close as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

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.