

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

REF NO: FG/7/26/HH

LOCATION: 2 Alderney Road
Ferring
BN12 5PJ

PROPOSAL: Proposed single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council - No response received.

No objections received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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 includes a detached dwelling at the junction of Alderney Road and Jersey Road. The proposal is for a single storey extension.

The extension would have a depth of 3.2m from the front (northern) elevation and 2m from the eastern flank elevation. The extension would have a frontage considerably less than 70% of the host dwelling and would be set in from the front and side elevations by 5m and 2.7m respectively, compliant with Arun Design Guide (ADG). Whilst the depth of the extension would exceed the 1.5m guidance depth for front extensions outlined within the ADG, the extension would remain set back from the front boundary of the application site by approximately 15.3m, and would be set back from the existing pitched roof projection. As, the proposed extension would not appear unduly prominent or incongruous within the street scene of Alderney Road.

The extension would have a crown roof, similar to the roof form found further south along the east elevation. The extension would be 3.8m in height, equal to the crown roof which currently serves the east elevation, appearing subservient to the host dwelling.

The relocation of the front door onto the front elevation, which fronts the highway, would provide the extension with a clearer frontage, while also improving surveillance. The proposal would be constructed from materials that would match those existing, ensuring the extension appears a logical addition.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be equal in ridge height to the crown roof towards the rear and set in from the side boundary shared with 4 Alderney Road by approximately 4m. 4 Alderney Road has a bay window and French doors on the west elevation, which would look out onto the proposed extension at 2 Alderney Road. Given that the extension is set down from the ridge of the host dwelling, and the distance maintained between the extension and the western flank of 4 Alderney Road, the proposal would not result in any overbearing or overshadowing impacts.

The extension, being single storey, would not result in harm by way of overlooking; views from the extension would be of the driveway and frontage, both of which could be achieved currently.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposed 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 plans:

- Location and Block Plan 2.
- Existing and Proposed Plans and Elevations 1.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.