

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

REF NO: FG/80/20/HH

LOCATION: 11 Telgarth Road
Ferring
BN12 5PX

PROPOSAL: Single storey extension to front elevation of property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The development seeks to propose a single storey front extension. It is noted that there have been many applications for development at this property, and all elements other than the alterations to the front elevation have been approved under FG/120/19/PL.
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RELEVANT SITE HISTORY

FG/120/19/PL	Application for variation of condition 2 following grant of planning permission FG/179/17/PL relating to approved plans	ApproveConditionally 09-12-19
FG/137/18/PL	Application for variation of a condition 2 imposed under planning permission FG/180/16/HH relating to approved plans	Refused 25-10-18 Appeal: Dismissed 14-06-19
FG/179/17/PL	Application for variation of Condition No. 2 imposed under FG/180/16/HH to amend the design of the front elevation of the approved extension together with changes to openings on the North, East & West elevations. Resubmission of FG/77/17/PL	ApproveConditionally 07-02-18

REPRESENTATIONS

Ferring Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within 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

[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

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1A of the Ferring Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1A of the Ferring Neighbourhood Development Plan states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies.

DESIGN AND VISUAL AMENITY

The alteration to the previously approved front extension include change of roofing materials and design. Whilst the changes will be visible from the street scene, they are not considered to be so significant as to prescribe refusal of the application. The alterations to the roof are of a minor visual change, and are considered to allow the front extension to remain subservient to the host dwelling.

The alterations to the fenestration of the front roof slope of the host dwelling are not considered to result in a harmful impact upon the character of the host dwelling. This is due to the minor form of this element of the proposal.

The development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development will not result in any overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is due to its siting, scale and separation distance from the site boundaries. The proposal is not considered to result in any loss of privacy to neighbouring dwellings due to the alterations to the fenestration facing towards the street scene only.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The 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

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:

- Proposed Site Plan - 430.00
- Proposed Ground Floor - 430.01
- Proposed First Floor - 430.02

- Proposed Elevations - 430.03

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: This approval relates to exclusively the alterations to the single storey extension, and the fenestration on the front roof slope. It is noted that the plans in condition number 2 to the approval shows elements relating to previous approval FG/120/19/PL.
- 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.