

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

REF NO: FG/87/22/HH

LOCATION: 23 Colindale Road North
Ferring
BN12 5LB

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey side extension with a pitched roof design. It is to be approx. 2.25m in width, 5.175m in depth, 4m at ridge height and 2.3m at eaves height.
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REPRESENTATIONS

Ferring Parish Council - No response.

No representations 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)
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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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 D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Ferring has a made Neighbourhood Development Plan with Policy 1A being of relevance which states that proposals within the Built Up Area Boundary will be supported, subject to accordance with other relevant development plan policies. As the development is compliant with the other key policies, it is also compliant with this policy.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. It also illustrates the 45-degree rules which pertain to the gauging of adverse impacts of overbearing and overshadowing.

DESIGN AND VISUAL AMENITY

The proposed side extension is to be approx. 2.25m in width, 5.175m in depth, 4m at ridge height and 2.3m at eaves height. The scale is visually subservient to, and well integrated with the host dwelling. The roof design is to sit lower than the existing ridge height and is of a matching pitched design that is orientated perpendicular to the ridge line. Given the orientation of the proposed roof, it would be visible from the front and as such, have a visual impact on the wider street scene.

The siting of the extension is such that it almost meets the side (North) site boundary. This is not compliant with the recommended 1m separation distance from side site boundaries set out in Section M of the Arun Design Guide. However, given this extension is single storey at ground floor level and the North neighbouring dwelling remains separated from the shared site boundary by approx. 2.8m where the extension would meet the boundary, this is acceptable.

Given the proposed materials are to match those found on the existing dwelling and that the extension is of an appropriate design, there is no adverse visual impact on the wider street scene.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14) & D DM4(a)(b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed side extension is of a siting and scale that would not result in the intersection of any 45-degree light accessibility lines or sightlines. Although the extension meets the site boundary and reaches a peak height of approx. 4m, the siting of the extension remains toward the side elevation of the North neighbour dwelling and does not detract from any amenity viewpoints or adversely impact the rear amenity space of the neighbouring dwelling.

There are to be no new viewpoints associated with the dwelling.

By virtue of not being significantly overbearing, overshadowing, or overlooking on any neighbouring

properties and as such, it is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun local Plan.

SUMMARY

The proposal is compliant with relevant 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:

- Proposed single storey side extension (Dwg No. FG/CDRN/02).
- Proposed single storey side extension (Dwg No. FG/CDRN/03).

- Site Plan (Submitted 25/05/22).

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.