

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

REF NO: FG/89/21/HH

LOCATION: 25 Ocean Drive
Ferring
BN12 5QN

PROPOSAL: Erection of single storey rear and front porch extension and side dormer extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear and front extension and side dormer.
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The materials used to construct this development will be similar to those used on the host dwelling. The walls will be constructed from render finish above the matching brick masonry. The roof on the rear extension will be a flat roof with the three layer built up. The porch will have pitched roof with pan tile to match the existing. The dormer will have a three layer built up felt roof with white weather board cladding. The windows will be UPVC and the doors will be UPVC or GRP, the rear doors will be aluminium bi-fold doors.

At the side (south) elevation the rear extension has a height of 4.58m and length of 2.98m. At the front elevation the dormer is extended and has a proposed total height of 1.53m and length of 7.44m, there is an additional window on the dormer. The porch has a total height of 3.83m and length of 2.59.

REPRESENTATIONS

No comments from Parish Council.
No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS**PRINCIPLE**

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

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 this being suited to an urban setting.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front, rear and side of the dwelling and will have no significant harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although the proposal can be seen at the front elevation due to it's location, the materials match the host dwelling and there is a significant boundary of 6.75m at the front resulting in no harmful impacts.

This development matches existing walls, roof, windows and doors of the dwelling, these materials are all of good design. Due to these factors, the extension appears subservient to, and well integrated with the dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) 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 extension doesn't have a harmful impact to the neighbouring properties due to the boundaries. There are significant boundaries at all elevations ranging from 0.87m at the south to 12.22m at the east.

There are windows and doors located at the front and rear elevations. The window and door at the rear elevation will not result in any harmful overlooking or overbearing impacts to the neighbours, this is due to the significant boundary and single storey nature of the rear extension. At the front elevation, a window is added to the dormer extension, this window will be at first floor level. The window will not cause any harmful impact in terms of overlooking to the front. The boundary is significant at 6.75m and although this will be the first window at first floor level on this property at the front elevation, it will not cause significant harm.

Although the boundaries at the side elevations are smaller there are no openings that will cause any overlooking or overbearing impacts to any of the nearby neighbouring properties.

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

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:

- Block plan
- Proposed elevations

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.