

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

REF NO: FG/89/22/HH

LOCATION: 4 East Mead
Ferring
BN12 5EA

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension that is approx. 6m in depth and 6.5m in width with eaves at a height of 3.1m.
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REPRESENTATIONS

Ferring Parish Council - Objection:

- Disproportionate scale.
- Overly dominant impact on the residents from the proposed height.

1 No. Objection from local occupier:

- Queries and implied concerns regarding overshadowing impacts and roof design.

OFFICER COMMENTS

- The queries submitted from the local occupier were responded to for clarification.
- The scale and siting of the proposal are such that there is no intersection of 45- degree light accessibility lines or 60- degree sightlines from the centre of the closest neighbouring rear viewpoint. Conclusions regarding impacts of amenity on neighbouring properties are established within the conclusions section of this report.

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

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. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

DESIGN AND VISUAL AMENITY

The proposed single storey rear extension is to be approx. 6m in depth and 6.5m in width with eaves at a height of 3.1m. It is to feature a shallow pitch flat roof design and would rise above the existing boundary fence 2m boundary fence by approx. 1.1m. The flat roof design would have benefitted from sitting below the existing roof eaves. However, as the existing roof eaves sit at a low height and the extension is not considerably taller, it remains acceptable, and any harm is not sufficient to be a grounds for refusal. The scale of the extension is relatively large relative to the host dwelling but remains visually subservient.

Although it would occupy a large portion of the rear amenity space, the property also enjoys a large front amenity space and as such, this is not grounds for refusal. Additionally, the area does feature some large rear extensions as is the case in this application and as such, this is not out of character within the locality.

A brickwork finish matches the existing dwelling and a series of white coloured uPVC and Aluminium fenestrations are appropriate choices that help to blend the design of the extension with the host dwelling. The proposal is sited to the rear of the property and would have limited to no views from the wider street scene and as such, would have no adverse visual impact on it.

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 scale and siting of the proposal, despite being large and virtually meeting the East (side) site boundary, are such that there is no intersection the 45- degree light accessibility lines from the closest rear viewpoint of the neighbour dwelling (No.3). There will also be no significant intersection of the 60- degree rear sightline from the same closest rear viewpoint as the furthest extent of the extension will meet the 60- degree line. Additionally, the separating boundary treatment between No.4 and No.3 features a 2m high boundary fence and significant vegetation. The height of the extension will not impact the living conditions of No.3 further than that which is already achieved. There will be no significantly adverse impacts by way of overshadowing or overbearing on any neighbouring properties.

The proposal includes new viewpoints, but they are to lookout to the rear private amenity space and are at ground level. They will give no rise to any adverse impacts of overlooking on any neighbouring properties.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. It is also compliant with relevant Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and as such, it 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 Ground Floor Plan & Elevations 1535/P02 A.

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.