

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

REF NO: FG/90/22/HH

LOCATION: 11 Little Paddocks
Ferring
BN12 5NJ

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension that is approx. 2.5m in depth, 5.5m in width and 2.9m in 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. Those relevant to this application include: Character, Appearance, Impact, Trees, 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. Those relevant to this application include 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. 2.5m in depth, 5.5m in width and 2.9m in height with a flat roof design. The scale and siting of the proposal is appropriate, and together with its sympathetic design remains visually subservient to the host dwelling. The design is also visually integrated to the host dwelling, consisting of materials that match the existing dwelling.

Within the locality there are many examples of varying extensions including some to the rear. It is not out of character within the locality. In being sited to the rear of the property, there will be no views of the proposal from the street. As such, there will be no 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 RESIDENTAL AMENITY

The scale and siting of the proposal are such that there is no intersection of any 45- degree light accessibility lines or 60- degree rear sightlines. There will be no significantly adverse impacts by way of overshadowing or overbearing on any neighbouring properties.

There are multiple new viewpoints that look out to the rear amenity space of the property. These will not give rise to any adverse impacts by way of overlooking on any neighbouring properties.

By virtue of not being overshadowing, overbearing, or 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.

TREES

This extension is to come within approx. 2.5m of the rear site boundary. Along the rear site boundary there are 2 No. trees. This extension is not expected to adversely impact the trees as it remains approx.

1m outside of the extent of the canopy. If that were not to be the case these trees do not contribute to public amenity as they are not visible from public space and there is no reason to legally protect them with a Tree Preservation Order.

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:

- Elevations, Floor Plan A-156/01.

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.