

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

REF NO: FG/92/21/HH

LOCATION: 22 Onslow Drive
Ferring
BN12 5RS

PROPOSAL: Erection of single storey rear and side extension following demolition of existing detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear and side extension following demolition of a detached garage at 22 Onslow Drive.

The materials used will be similar to those on the dwelling. The walls will be painted render and the roof will be plain concrete tiles. Windows will be white UPVC and doors powder coated aluminium.

The extensions sit at the rear and side and will be 0.3m at the eastern boundary, 10.22m to the north and 3.35m to the western boundary.

At the side (west) elevation the extension has a height of 3.36m and length of 4.62m. At the east (side) elevation the extension has a height of 3.4m and length of 4.62m. The rear elevation sees the extension having a height of 3.45m and length of 6.93m, there are doors located here.

RELEVANT SITE HISTORY

FG/64/21/PDH	Notification under extended permitted development rights for a single storey rear extension measuring 4.54m from beyond the rear wall of the original dwelling house, with maximum height of 3.43m and eaves height of 2.40m.	Objection 18-05-21
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REPRESENTATIONS

No comments from Parish Council.

1 letter of support from neighbour.

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)
DSP1	D SP1 Design

[Ferring Neighbourhood Plan 2014 Policy 1A](#) A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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. 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 side and rear and will have no harmful views due to size and design to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although part of the proposal can be seen at the front due to it's side location, the materials match the dwelling so there will be no harmful impacts.

This development matches existing walls, roof, windows and doors of the dwelling, these materials are 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 significant boundaries. There are significant boundaries at the elevations ranging from 0.3m at the east to 10.22m at the northern boundary. Although the boundary at the east is small there are no windows that would result in any harmful overlooking as well as the single storey nature of this development. There will be an effect on the immediate neighbours conservatory but the rear extension does not project beyond it so the harm is limited.

There is a door located at the north elevation. The opening here results in no overlooking or overbearing impacts. This is due to the single storey nature of the development and significant boundaries of the proposal.

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 and roof plan 5087/6
- Proposed elevations 5087/1

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.