

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

REF NO: FG/93/18/HH

LOCATION: 21 Colindale Road
Ferring
BN12 5JF

PROPOSAL: First floor extension over existing garage. Cladding to elevations at first floor level & porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Approximately 1.8 - 2.0 high close boarded fencing to the common boundary of adjoining property 23.
SITE CHARACTERISTICS	The site is occupied by a 2 storey semi-detached dwelling with an attached side garage and parking to the front. The property is redbrick with tile hanging to front, white uPVC windows, cream painted render to the side elevation and what appears to be red (weathered) interlocking roof tiles.
CHARACTER OF LOCALITY	The character of the locality is residential and features properties of various designs and styles to the south with bungalows of similar design to the north.

RELEVANT SITE HISTORY

FG/106/03/	Proposed rear & side extension to form garage, enlarge kitchen, study and shower room plus bedroom in roof space with staircase	ApproveConditionally 19-09-03
------------	---	----------------------------------

Planning history noted

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None Received

COMMENTS ON REPRESENTATIONS RECEIVED:

None Received

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built-up Area Boundary

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
TSP1	T SP1 Transport and Development

[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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011 -2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Arun District Local Plan was adopted on 18th July 2018.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The Ferring Neighbourhood Plan 2014-2029 would apply:

Policy 1A: Spatial Plan for the Parish

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

DESIGN AND VISUAL AMENITY:

As the height of the first floor extension would be set at a significantly lower height from the highest part of the highest part of the host dwelling it is considered that the proposed first floor extension would be subservient to the existing dwelling.

The applicant has stated in part 11. of the application form that the external materials that are to be used are as follows:

Roof: Existing: tiles - Proposed: tiles to match

Walls: Existing: face brickwork, render, tile hanging - Proposed: render (ground floor level), Marley Eternit Cedral cladding (silver grey) (first floor level)

Windows: Existing uPVC - Proposed: uPVC

Officers note the proposed use of cladding to both the host dwelling, which currently features tile hanging and render, and the proposed extension. From the Officer's site visit it is noted that along Colindale Road the materials that mainly feature are render and brickwork. However it is noted that that there is not a set style or pattern for the use of materials, as some properties feature painted render all over, some feature render at first floor with brickwork at ground floor while other feature a mixture of both. The host dwelling is sited at the end of Colindale Road where the road ends with a close boarded fence and some planting including a tree between Colindale Road and Colindale Road North. Officers note that views of the host property are and views of the proposal would be available from Colindale Road North, the other side of the aforementioned fence and planting. Officers note that the adjoining property, forming one half of the pair semi-detached properties, features painted render at first floor level. Officers consider that the use of the proposed materials, including the aforementioned cladding, is acceptable.

The first floor extension would feature a crown pitched roof, consisting of a flat roof element atop a

dummy pitched roof. The proposed crown pitched roof would not match that of the host dwelling, particularly when viewed from the side. While the proposed roof would not match that of the dwelling it is considered that from an assessment of the plans and Officer's site visit the proposed first floor side extension, would be acceptable in design terms as it would be of a size and scale that would not dominate the host dwelling. The proposal would appear as an addition which would not lead to the host dwelling being enlarged such that it would appear as a much larger overbearing property when viewed from directly opposite the site and when viewed from Colindale Road North.

Therefore, having regard to the crown pitch roof Officers still consider that the proposals would not be unduly prominent or out of keeping with the design and external appearance of the application dwelling.

It is noted that the proposal includes a front porch. Officers note that a front porch was approved at adjoining property 23 Colindale Road North under previous application ref: FG/154/16/HH. Officers consider that the porch would by virtue of its design and location appear subservient and integrated with the host dwelling. Additionally the proposed porch would not have a detrimental impact on the street scene.

From an assessment of the plans and Officer's site visit the proposed single storey rear extension, would be acceptable in design terms as it would be of a size and scale that harmonises with the original dwellinghouse. Therefore the proposals would not be unduly prominent or out of keeping with the design and external appearance of the application dwelling.

As such, it is considered that the proposed dormer window(s) would comply with Policy D DM1 and criteria a, b, d and e of Policy D DM4 of the Arun Local Plan 2011-2031.

RESIDENTIAL AMENITY:

The first floor extension would sit atop the existing attached garage structure and would have the effect of creating a 2 storey extension, adjacent to a bungalow. From an assessment of submitted plans the proposal would be set in from the common boundary of adjoining property number 23 by almost 1.5 of a metre at its maximum and 1.0 metre at its minimum.

From the Officer's site visit it was noted that there are a number of high level windows in the side elevation of the adjoining bungalow, which are already partially blocked by the existing side elevation of the attached garage. There is also a 1.8-2.0 metre high fence to the common boundary, between the application dwelling and number 23 which also screen the aforementioned windows. Therefore, given the separation distance of the proposal and the aforementioned existing screening effect, it is considered that the 2 storey extension would not have a detrimental impact on the occupiers of adjoining property number 23 with regard to loss of light.

There is a window proposed into the rear of the first floor extension which would have views out toward the property to the rear. The proposed bathroom window would allow views out toward adjoining property number 3 Hollyhocks to the rear. There appear to be no windows in the side elevation of 3 Hollyhocks to the rear. However given the tight knit nature of the dwellings and that views out toward the immediate rear of 3 Hollyhocks would be available an obscure glazing condition would be imposed on any grant of permission re: the proposed window serving the proposed bathroom. There are no side windows that would affect views onto 23 Collinwood Road. It is therefore considered that no detrimentally harmful overlooking would occur to the occupiers of adjoining and neighbouring properties.

Due to the size, scale and siting of the proposal it is considered that it would not have an overbearing impact on the occupiers or adjoining properties.

The proposed front porch would have a depth of approximately 1.7 metres and would feature a mono pitched roof. It is also noted that there is a window in the front elevation of number 19. This window is set in from the boundary, is already screened by the front projection of the application dwelling and is also screened by a small section of wall along the common boundary. As such it is considered that no detrimental loss of light would occur as a result of the front porch.

Officers consider that the proposals would not have a detrimental impact on the occupiers of adjoining and neighbouring properties with regard to, overlooking, overshadowing, overbearing effect and loss of light/sunlight.

As such it is considered that the proposal would comply with policies D DM1 and D DM4 criterion 3. of the Arun Local Plan 2011 - 2031.

PARKING AND HIGHWAY SAFETY:

The applicant has indicated on the submitted application form that the existing parking arrangements would not be affected by the proposed works. From an assessment of the plans, officers note that the depth of the existing attached garage would be reduced below standards.

Currently there is space for the parking of 1 vehicle in front of the existing garage and one in the garage, with no on road parking restrictions. From an assessment the proposal would adhere with the West Sussex County Council guidance on parking provision. Additionally the existing access at the front of the site would be utilised. Therefore it is considered that the proposal would not have a detrimental impact on parking and highway safety.

As such, it is considered that the proposal would comply with Policy T SP1 of the Arun District Local Plan 2018.

SUMMARY:

It is recommended that, having regard to the above assessment, the planning application is granted subject to appropriate and reasonable conditions.

HUMAN RIGHTS ACT

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:

1160.01.a and 1160.02.b

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 The window in the rear elevation of the proposed first floor extension, serving the proposed bathroom shall at all times be glazed with obscured glass, and fixed to be permanently non-opening up to a height of 1.7 metres above the floor of the room that it serves.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 of the Arun District Local Plan.

- 5 **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.