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

REF NO: FG/96/22/HH

LOCATION: 4 Littlehampton Road
Ferring
BN12 6PB

PROPOSAL: Two storey side extension, single storey rear extension with rear balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — The application seeks to construct two storey side extensions and a single storey rear extension with balcony above.

REPRESENTATIONS

Parish Council - No Objection.
Whilst not registering a formal objection to the overall scheme, Ferring Parish Council do request that Planning Officers take particular consideration of the proposed balcony and its overlooking of the neighbouring gardens.

We appreciate that there are existing windows on the rear elevation. However, the negative impact on the amenity value of the adjacent gardens is considerably increased by the presence of a balcony with clear overview of those gardens. The side screens may diminish overlooking directly into adjacent buildings but do not limit the sight lines to or from the gardens. We note especially the much smaller side screen on the eastern aspect of the balcony which exacerbates that issue.

CONSULTATION RESPONSES RECEIVED:

Noted.

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

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

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 accordance with other relevant development plan policies.

Arun has an adopted Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extension should also be subservient to the host dwelling and respect the space between buildings and front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

No 4, a detached property and one of 5 other similar properties to the north side of the Littlehampton Road, form a strong group in appearance and character, although it is noted that 3 of the other properties have already had similar extensions in the past.

It is proposed to provide a two storey extension to the western elevation encompassing the existing attached garage, and remove an existing conservatory and single storey extension and replace them with a large single storey rear extension with balcony above. The proposed garage is to be of an equal width as the existing but will run the full depth of the building rather than only part way back. The rear extension will be full width and extend out 6.2m, the previous conservatory extended out 5m. The extensions will match the existing in terms of materials, roof pitch and design features. Both extensions have been sympathetically designed as a result of their appropriate scale and positioning back from the front elevation, they will be subservient to the dwelling.

The proposed side extension will be visible from the street as are the others to the neighbouring properties, and whilst resulting in a change in appearance to the host dwelling and street scene this will not be significantly harmful, as such it will have limited impact on the character of the area and is acceptable.

The proposed development complies with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed side extension is not sited forward of the existing principal elevation of the host dwelling, and although it does not comply with Design Guidance for side extensions, given the fact that other properties in the immediate area have already been extended in a similar fashion and the footprint is already developed with a garage, no significant harm by reason of being overbearing or overshadowing

is foreseen. The rear extension accords with the 60-degree rule for rear extensions and does not encroach on the separation gaps between it and the side boundaries and will therefore not overbear or overshadow.

With regard for potential for loss of privacy of neighbouring dwellings, there will be no side facing first floor windows, except to a non-habitable room. This will be conditioned to be obscure glazed and fixed shut below 1.7m. Furthermore, the proposed windows will not provide any views that are not available from the host dwelling at current and by this reason comply with policy D DM4(c)

In terms of the balcony, a side frosted screen is proposed to both side facing elevations (west and east) however, the western screen does not fully conceal the depth of the balcony. In order to protect the privacy of the neighbours to the west it will be conditioned to fully obscure the entire depth of the balcony to the western elevation as it does the eastern.

The proposed development is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY
The proposed development accords with policies D DM1 and D DM4 of the Arun Local Plan, as such they therefore also accord with Policy A1 of the Ferring Neighbourhood Plan 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

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;

- Location and Site Plan AP/04/22/04
- Proposed Plans and Elevations AP/04/22/03

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

3 The materials and finishes of the external walls and roof 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 DM4 of the Arun Local Plan.

4 The first floor western window hereby approved shall be non-opening below 1.7m and fully obscured prior to the first use of the rooms. The windows shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4 of the Arun Local Plan.

5 The balcony hereby approved shall have fully obscured screening to a minimum height of 1.7m to the full depth of the balcony. The screening shall be provided to both eastern and western elevations prior to its first use. The screening shall remain fully obscured and to its minimum height of 1.7m in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Policy D DM4 of the Arun Local Plan.

6 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.