

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

REF NO: FG/98/21/HH

LOCATION: 108 Sea Lane
Ferring
BN12 5HB

PROPOSAL: Erection of a front dormer with balcony following the removal of gable end roof.
Erection of 2 rear dormers following the demolition of existing rear dormer and alterations to existing front dormers to change them from flat roofs to pitched roofs

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a front dormer with balcony following the removal of gable end roof. Propose 2 rear dormers following the demolition of existing rear dormer and alterations to change them from flat to pitched roof.

The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be tile hung to match the existing property and the roof will be matching tiles. The windows will be white UPVC.

The proposal will be 6.84m to the eastern boundary and 13.44m to the west.

At the front elevation the front dormer has a height of 3.42m and length of 2.67m. The balcony has a height of 1m and length of 3.61m, there is an additional balcony at this elevation which leads to the hallway on the first floor.

At both side elevations the dormer and balcony can be seen.

At the rear elevation two dormers will be constructed for use of an en-suite and bathroom. The dormers have a height of 1.97m and length of 3.58m, there is one window on each of the dormers.

REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

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
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

In this case, the key policies are 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 front and rear of the host dwelling and will have no harmful views due to scale and design, 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 front location, the materials match the dwelling so there will be no harmful impacts.

This development matches existing walls, roof and windows 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 proposal doesn't have a overall harmful impact to the neighbouring properties due to the scale and location of the proposal. The boundaries of the proposal range from 13.44m at the west to 0.6m at the northern boundary.

The dormers at the front and rear do not result in any harmful overlooking or overshadowing effects to any neighbouring properties. At the front elevation, there are no properties opposite 108 Sea Lane, as a result the dormer will not result in any negative impacts. The two dormers at the rear will not result in any harmful impacts due to the significant boundary of 13.44m.

The two balconies at the front elevation do not result in an overall harmful impact to the street scene, there will be no overlooking at the front due to no residential properties. The balcony screens at the side however, could result in potential overlooking to the side neighbours at 106 Sea Lane and 1 Sea Drive. As a result a condition will be added to the application to combat this potential issue.

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:

- Plans 001C
- Block plans 004A

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 The side screens on the balcony serving bedroom 1 must be completely obscurely glazed up to a height of 1.7m and remain so in perpetuity.

Reason: For the avoidance of doubt and in the interests of neighbouring residential amenity in accordance with policy D DM1 of the Arun Local Plan.
- 4 **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.