

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

REF NO: FG/99/21/HH

LOCATION: 20 Little Paddocks
Ferring
BN12 5NJ

PROPOSAL: Erection of single storey side/rear extension and addition of a veranda to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a single storey side extension measuring 14m in length by 3.7m in width with a pitched roof height of 4.26m and an eaves height of 2.68 and a verandah across the front of the dwelling which is 3.1m in length and 1.6m deep with a floor height above ground level of 40cm. The extension comprises an additional bedroom and garage. The application form refers to roof materials to match, but boarding and render for the elevations.
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RELEVANT SITE HISTORY

FG/4/21/HH	Loft conversion with front and rear dormers, rear ground floor extension and front verandah.	ApproveConditionally 08-03-21
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CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within 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
TSP1	T SP1 Transport and Development

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS**PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, the Arun Design Guide.

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.

DESIGN AND VISUAL AMENITY

The proposed development is situated in an area of mixed character due to the variety of dwelling styles, designs and materials. The proposed garage and verandah will be the most prominent elements of the proposal from within the street scene as these project from the Southern and eastern elevation of the host dwelling. The proposed verandah is considered to be of a good design, and as a result of this, and its light construction the proposal is considered to be a well integrated and subservient extension to the host dwelling. A verandah of similar design was approved under ref FG/4/21/HH. The same can be said for the side extension as it is of a subservient scale and a good design and would be readily assimilated into the appearance of the existing dwelling which is considered to alleviate any potentially harmful impacts upon the character of the area by the proposed front dormer.

The proposed single storey extension is an acceptable addition to the host dwelling, as a result of its although it is longer than the side elevation of the dwelling it does not result in harm to visual amenity. The length of the extension would not be readily apparent from the street scene.

Due to the fact that the proposed development does not result in a significant increase of footprint and retains a gap to west side boundary of 3m and is single storey and lower in ridge height than the existing bungalow there would be no adverse impact upon the spatial pattern of the locality.

Details of materials are conditioned. The proposed development is considered 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.

It is noted that the site lies within one of the areas referred to in Proposal 3: Areas of Special Character in the Ferring Neighbourhood Plan. Whilst this is not a policy the impact on the character of the area has been taken into account as part of the consideration of the application. The proposal would not have an adverse impact on the distinctive character or quality of the area. The plot size, set back from road frontage and spacious feel of the development would not be significantly compromised. The proposal accords with the Ferring Neighbourhood Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. The gap to the eastern boundary is retained and whilst the extension would abut the western boundary and extend along approximately half of the length it would be acceptable. This area has structures close to the boundary within the neighbouring garden and the extension has a low eaves height of 2.7m and pitches away from the boundary. The proposed development is not considered to result in any significant loss of privacy to the occupiers of nearby dwellings given the single storey nature of the proposals.

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

PARKING

The garage does not meet the minimum internal size for a garage as required by Arun Parking Standards of 3m by 6m. It is 3m by 4.9m at its shortest point and would only therefore count as additional storage space. However, there is ample parking space available within the site frontage. No adverse impact on residential amenity from on-street parking would therefore result and the proposal would accord with policy TSP1 of the Arun Local Plan.

SUMMARY

The proposed 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.

CIL DETAILS

This application is not CIL Liable therefore developer contributions towards infrastructure will not be required.

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 Plan
Block Plan
Proposed Elevations MD/LP/EO2 01
Existing Elevations MD/LP/01E01
Roof Plans MD/LP/E04 01
Floor Plans MD/LP/E03 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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls of the proposed side extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 The materials and finishes of the external roof of the side extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun 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.