

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

REF NO: FG/9/22/HH

LOCATION: 17 Grange Park
Ferring
BN12 5LS

PROPOSAL: Erection of two storey side extension, conversion of garage to habitable use and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application involves the erection of two storey side extension, conversion of garage to habitable use and alterations to fenestration. The scheme was revised by changing the roof design of the proposed two storey side extension from gable to hip. The two storey extension will involve a 1.5m forward extension of the living room to create part of the office/bedroom with a front window on ground floor. It will involve a 1.5m forward extension of the bedroom to deliver an enlarged bedroom with front windows. The two storey front extension does not extend beyond the original front elevation. The two storey extension will have a hip roof with a ridge height not higher than the main ridge. Brickwork and materials will match existing.
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RELEVANT SITE HISTORY

FG/99/97	Approval of reserved matters following FG/48/96 for the construction of a detached two storey house with garage	Approve 13-01-98
FG/48/96	Outline Application for sub-division of existing plot to facilitate the construction of one detached two storey house with garage.	ApproveConditionally 26-09-96
FG/161/88	Outline application for sub-division of existing plot to facilitate the construction of one detached two storey house with garage.	ApproveConditionally 02-11-88
PE/FG/36/88		

REPRESENTATIONS

No comments received from the Parish Council or neighbouring residents.

CONSULTATION RESPONSES RECEIVED:

No comment received from consultees.

POLICY CONTEXT

Within the 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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The application seeks permission for an extension to a dwelling in a residential area. The key policies are D DM1 and D DM4 of the Arun Local 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.

Some dwellings benefit from the potential for the addition of a new first additional storey under permitted development rights but it has not been demonstrated that it would apply to this building.

Ferring Parish Council has a Neighbourhood Plan and Policy 1A is the relevant policy. Policy 1A of the Ferring Neighbourhood Plan outlines proposals for development inside the built-up area boundary will be supported, provided they are suited to an urban setting and accord with the provisions of the Neighbourhood Plan and with other relevant development plan policies.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The applicant seeks permission for the erection of two storey side extension, conversion of garage to habitable use and alterations to fenestration. The two storey front extension measures approximately 3.9m wide and 1.5m deep on both floor, to a proposed ridge height of 14.5m and set down by 3.0m from the main ridge. The two storey extension will be visible from the street scene and will have an impact on the character and appearance of the area. Although the proposal will be visible in the street scene due to the use of similar materials and size of the extension the proposal will not have adverse effect on Grange Park.

The two storey extension will marginally increase the bulk to the property and appear subservient to the dwelling in accordance with D DM4(b). It will consist of materials to match which will ensure it is integrated with the appearance of the dwelling. The two storey extension will appear sympathetic in design to the character and appearance of the dwelling.

J.01 of the Arun Design Guide outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide. Section M, refers to householder extensions and states extensions should respond to and complement the 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 and complies with policy and the guide.

The two storey extension given its location will be visible from the street scene, but it will not have a detrimental impact on the character of the host dwelling or the street scene. The proposed extension is considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1, D DM4 (a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The two storey extension will retain 22.86m from the rear boundary, 2.09m to the east boundary and maintain 22.4m to the front boundary and neighbouring dwelling. The roof element of the two-storey front extension will utilise existing hip roof design. The proposed development incorporates front windows on both floors and will not result in overlooking or loss of privacy due to the separation distance from these windows to the closest habitable window across the street.

Given the design and location of the extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing and overbearing as the total height of the proposed would not be clearly visible from the neighbouring property and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

The proposal is in accordance with D DM1 and D DM4 of the Arun Local Plan.

PARKING AND HIGHWAY SAFETY:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. Schemes should accommodate the efficient delivery of goods and supplies; give priority to pedestrian and cycle movements, be accessed by high quality public transport facilities, create safe and secure layouts for

traffic, cyclists and pedestrians and provide appropriate levels of parking.

Para 110 of the NPPF states: "In assessing .. specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Para 111 states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

With regard to highways, transport and parking, the following policies and guidance are relevant: paras 102, 106, 108 and 109 of the NPPF, ALP policies T SP1 and T DM1, and the ADC Parking SPD (2020).

Arun Parking Standards SPD would expect a level of car parking provision to be 2 car parking spaces in this location. However, the proposal involves the loss of car parking. However, there is ample space within the premises to meet this car parking requirement.

On balance, due to the magnitude of traffic generation and parking demand this proposal will introduce in the locality, it is not considered that the proposal would have adverse impacts on the parking arrangement and would not exacerbate parking condition. Therefore, it is considered that the proposal is in accordance with Policy T SP1 of Arun Local Plan .

DRAINAGE

The proposed development will be in Flood Zone 1 as such does not require a Flood Risk Assessment. Therefore, it is considered that the development would not exacerbate the site's surface water drainage.

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 and informatives.

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.

CIL DETAILS

This application is not CIL Liable.

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; S301A, P201A and P202.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.