

Recommendation Report for Planning Permission

REF NO: F/23/18/PL

LOCATION: 2 & 3 Wicks Farm Cottages
Ford Lane
Ford
BN18 0DQ

PROPOSAL: Single storey rear extension & internal alterations to revert property to 2 No. self-contained units.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves single storey extensions to the premises and conversion into 2 self contained flats. The single storey rear extension would be 10.28m long, 2.22m wide and 3.38m high. The porch is 1.1m by 1.6m with a height to the top of the sloping roof of 3m. The extensions would comprise colour washed rendered blockwork and slates to the pitched roofs.
SITE AREA	0.0664 sq m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	30 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high close boarded fencing to end of terrace boundary. Low walling along road frontage. Hedging on front side boundary to west to approximately 1.5m high and 1m fencing to east.
SITE CHARACTERISTICS	The premises comprises what was formerly 2 terraced dwellings and is currently in use as one unit. The properties have painted rendered elevations. The neighbouring dwelling has a single storey rear extension with a sloping roof and there is a flint outbuilding which straddles the boundary in the rear garden. The application property has 2 single storey rear porch extensions which are proposed to be demolished.
CHARACTER OF LOCALITY	Predominantly rural. Fields behind and opposite. Application property is one of several former farm workers cottages fronting Ford Lane of similar appearance.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Environmental Health

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - No Objection
The design and construction of surface water drainage should be completed in accordance with building regulations.
Environmental Health - No Objection
Request construction hours are restricted by condition in respect of residential amenity

COMMENTS ON CONSULTATION RESPONSES:

- comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Class C road

DEVELOPMENT PLAN POLICES

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

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

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Ford; Kingston; Littlehampton; Rustington; and Yapton.

Ford Neighbourhood Plan (FNP) has was made on 09-01-2019.

Since the site is outside the built up area boundary policies BUA1 and SP1 Spatial Strategy would apply and the proposal would not conflict with these policies since the application represents conversion of existing properties. Policy EH4 Surface Water Management seeks to reduce the overall level of flood risk in the area. The proposal would be subject to building regulations which would cover drainage of the development. Policy H1 Quality of Design Proposals for new housing or extension or alteration of existing housing must be of high quality, and designed to be sympathetic to the local design style and contribute positively to the environment. Policy GA2 of FNP Parking and New Development is also relevant and requires car parking to be available within the curtilage of the dwelling in the form of a garage and/or parking space and that they include the maximum level of off street parking within current standards.

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

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to existing buildings in residential use. The development accords with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 and D DM4 of the Arun Local Plan (2011-2031).

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4).

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 H1 of Ford Neighbourhood Plan states Quality of Design Proposals for new housing or extension or alteration of existing housing must be of high quality, and designed to be sympathetic to the local design style and contribute positively to the environment.

The extensions are single storey. The rear extension would be 10.28m long, 2.22m wide and 3.38m high. The rear extension would be identical in design to the extension to the rear of the adjacent property and would not be readily visible in the street scene. The porch would be limited in size and set back from the road frontage and similar to an existing porch on the front of the building in terms of its size and design. The extensions would be subservient to the main property in terms of their scale, footprint, height and position and would accord with policies DDM1 and DDM4 and H1 in this respect. The extensions would facilitate reversion of the property into 2 units which would be in keeping with the character of the area and would replicate the proportions and appearance of the attached end of terrace property.

RESIDENTIAL AMENITY

It is intended that the rear extension, subject to agreement with the neighbour, would be joined to the neighbouring extension. Even if it is only constructed adjacent to the existing extension it would not result in any materially adverse overbearing effects since it would mirror the depth of the existing extension. There are no windows in the side elevations and given that fences exist along the side boundaries no direct overlooking of adjacent gardens would result. Therefore it is considered that given the size, height and distance to the boundaries that there would be no adverse impact on the adjoining property to the east in accordance with policy DDM1 and DDM4 of Arun Local Plan

SPACE STANDARDS

The proposal accords with the Nationally prescribed space standards. Each property has a gross internal floor area of approximately 70sq m. which meets the guideline for a 3 person 2 bedroom house and the proposal is therefore considered acceptable.

CAR PARKING

Policy GA2 of FNP Parking and New Development requires car parking to be available within the curtilage of the dwelling in the form of a garage and/or parking space and states development proposals will be supported only if they include the maximum level of off street parking consistent with the current local standards. The agent has confirmed that the 2 existing parking spaces which are accessed from the rear will be retained and they are indicated on the submitted parking plan. Since the proposal represents conversion and reinstatement of 2 units at the existing site this is considered to be acceptable.

CONCLUSION

The proposed extensions are considered to accord with policies DDM1 and DDM4 of the Local Plan and accordingly the application 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:
6518:1 and Parking plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 No construction activities shall take place, other than between the hours of 8:00am - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and no working activities at any time on Sundays, bank and public holidays.

Reason: In the interests of the residential amenities of adjoining properties in compliance with policies DDM1 of Arun Local Plan.
- 4 The materials and finishes of the external walls and roofs of the extension hereby permitted

shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DDM1 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.