

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

REF NO: AB/114/21/HH

LOCATION: 5 Pearson Road
Arundel
BN18 9HP

PROPOSAL: Erection of single storey rear extension and front porch extension following the demolition of existing front porch and detached rear shed/store

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Demolition of existing single storey rear protrusion with a replacement extension to the rear measuring approximately 8m by 7.9m at its longest points. The structure would only be a maximum of 1.3m longer and 0.6m longer and wider than the existing structure being removed.

REPRESENTATIONS

Parish Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary
2km Buffer SSSI

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)

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

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

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.

Arun recently adopted a 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, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

Arundel has a made Neighbourhood Plan with policy AR1 of relevance to the application. The proposal complies with this policy being located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The rear extension will not be visible from the street and will not affect the street scene nor will it alter the spatial character of the area which consists of one and two storey properties with open frontages.

The amount of space to be created is considered appropriate when considered against the existing dwelling. It is noted that after the demolition the net increase in floor area is not large and will be an approximate increase of 25 m square.

The materials chosen for the build will be a departure to those currently found on site, however this is not seen as a reason to refuse this application as design guidance allows for greater design freedom with rear extensions not visible from the street.

The porch will be visible from the street, its styling will differ from the host dwelling; however, it will still retain similarities to other porches found in the area in that it will be flat roofed. The porch is considered subservient to the host dwelling as it is significantly smaller in scale.

Having regard to the design and visual amenity, the proposal accords with D DM1 and D DM4 of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The porch will not overbear, overshadow and will only gain views of the public realm from proposed openings as such it accords with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Design Guidance.

The rear extension accords with the 45-degree rule for rear extensions. The additional length of the extension of 1.4m past the end of the existing extension, which sits on the boundary adjoining a mirrored structure at no.7, has been moved away from the shared boundary by 300mm. Its overall height will be lower than the ridge height of the existing structure being demolished, It is not considered to be overbearing or overshadow neighbouring properties.

In terms of overlooking, all proposed fenestration will be at ground floor level where it is generally accepted that there are no negative impacts from overlooking.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 **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.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans;
 - Location Plan 100
 - Block Plan 101A
 - Proposed Plans and Elevations 103

- Proposed Roof Plan 104

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 and Part M of the Arun Design Guide.

- 3 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).