

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

REF NO: AB/120/18/HH

LOCATION: 31 Pearson Road
Arundel
BN18 9HP

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the construction of a single storey rear extension. The proposed extension will measure approximately 5.7m in length, 7.2 in width and be built to a proposed height of 3.6m.

RELEVANT SITE HISTORY

AB/142/16/HH	Extension & alterations.	ApproveConditionally 30-01-17
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

Arundel Town Council: No objection received from Arundel Town Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

- Built up area boundary.
- Tree Preservation Order
- Not within Conservation Area
- Not Listed Building
- Abuts South National Park.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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

[Arundel Neighbourhood Plan 2014 POLICY1:](#) The Presumption in Favour of Sustainable Development

Arundel Neighbourhood Plan 2014 POLICY 2: A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated within the Built up area boundary, as defined by policy SD SP2 of the Arun Local Plan, where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policy considerations are D DM1 and D DM4 of the Arun local Plan and the National Planning Policy Framework.

The Arundel Neighbourhood Plan has been made and policies 1 and 2 are considered to be relevant to the determination of this application.

DESIGN AND VISUAL AMENITY

The proposed single storey extension is situated to the rear of the host dwelling and as such will only have a limited presence within the street scene. The proposed single storey rear extension will only be visible when viewed from the north of the host dwelling and as such the proposal will not result in an unacceptably adverse impact upon the established character and spatial pattern of the street scene.

The proposed extension due to its design and siting is considered to appear well integrated and subservient to the host dwelling. The proposed materials will match the existing dwelling and it is considered that the proposed development will not have an unacceptably adverse impact upon the established character of the host dwelling and will accord with D DM4 and D DM1 of the Arun Local Plan.

The proposed development by virtue of its design, siting and scale will not give rise to any unacceptably adverse impacts upon Landscape, scenic beauty and the conservation of wildlife and cultural heritage within the South Downs National Park in accordance with Policy 2 of the Arundel Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed extension will measure approximately 5.7m in length, 7.2m in width and be built to a height of 3.6m. The proposed extension will include folding doors and window on the southern elevation overlooking the rear garden of the property. No windows are proposed on the side elevations of the proposed extension. Therefore, the proposal will not result in any unacceptably adverse overlooking.

There is a separation distance of approximately 1.5m from the eastern boundary, 6.2m from the southern boundary and proposes to be built on the western boundary. The proposal by virtue of its single storey construction, siting and scale is not considered to give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such accords with the requirements of Policy 1 of the Arundel Neighbourhood Plan. Therefore, the application 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

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 Site and block plans 31PR/737/01, Proposed elevations 31PR/737/02 and Proposed floor plans and sections 31PR/737/03.

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 **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.