

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

REF NO: AB/144/21/HH

LOCATION: 7 Birch Close
Arundel
BN18 9HN

PROPOSAL: Single storey pitched-roof front extension, a single storey flat-roof rear extension, conversion of garage to habitable use, alterations to the main roof and external refurbishment.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Single storey pitched roof extension to front of property measuring approximately 6.3m by 4.5m and single storey flat roof rear and side extension measuring approximately 8.3m by 9.8m
----------------------------	---

RELEVANT SITE HISTORY

AB/103/86	Replacement of flat roofed part of building with pitched tiled roof to match existing	ApproveConditionally 08-12-86
-----------	---	----------------------------------

REPRESENTATIONS

Arundel Town Council - No Objection

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)

[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

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, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

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

This application seeks two extensions to the property. Firstly, an infill front extension is proposed; the extension will have a mono-pitched roof to match the existing however the overall height of the roof is to be 500mm lower, and the second is a rear and side extension with a flat roof; its eaves will only be marginally higher than the existing dwellings. There are other various adaptations to the fenestration and material finish to the property.

The front extension will be readily visible from the road and will therefore impact the street scene. it is noted that the neighbouring property (No 6) has already built a similar extension. It will not have an adverse effect on the street scene and is seen to be subservient to the host dwelling by reason that the massing of the extension is set behind the forward building line and the scale of the extension is lesser than the host dwelling. The extension is visually integrated with the host dwelling through an appropriate choice of materials which, although not an exact match to the existing finishes, are complementary.

Further to the works the building on site will retain its low level/ low density characteristics and as such the proposed development will not compromise the spatial character of the area.

The rear extension takes a modern approach, which design guidance deems suitable for extensions not highly visible from the public realm. It is considered subservient to, and well intergraded with, the host dwelling by reason of its appropriate size and scale, high-quality of design and good levels of amenity for the occupiers.

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

RESIDENTIAL AMENITY

The proposed extension to the front of the property will be 1.3m back from the primary elevation and located in from the side elevation by 1m. Given its appropriate scale and positioning 8m away from the front boundary and 4.5m from the west boundary it will not overbear nor overshadow neighbouring properties.

The rear extension will reduce the separation gap between the house and its nearest boundary to the west to 1.6m, however it will still be located a considerable distance from its nearest neighbours (20m+). The rear extension falls well within the limits set by the 60-degree rule for single storey rear extensions and a rear garden space of 17m will be retained, over design guidance recommended levels. Therefore it will not overbear, nor overshadow neighbouring properties.

In terms of privacy, all proposed altered or new fenestration will be at ground floor level, or situated well above head height, where it is generally accepted that overlooking from windows will not generate any negative impact.

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 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;

- Proposed Plans 21193_02 Rev 4

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.
- 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.