

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

REF NO: AB/23/22/HH

LOCATION: Beech Place
35A Torton Hill Road
Arundel
BN18 9HF

PROPOSAL: Single storey side/rear extension including demolition of existing garage and first floor side extension with alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey side and rear extension and a first floor side extension.
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REPRESENTATIONS

Arundel Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Arundel has a made Neighbourhood Plan with policy 1 and 2 of relevance which relates to applications being located within the BUAB.

DESIGN AND VISUAL AMENITY

The host dwelling is to a corner with extensive planting surrounding the site which largely restricts views. The dwelling is a detached two storey property which has a cat slide roof to the western side and a single storey side addition forming a garage to the east.

The proposal will demolish the existing side addition and replace with an extension which will run along the full side elevation and beyond the rear by 3.2m. The side extension is set back 17m from the front boundary and appears in scale with the dwelling.

The first floor addition will replace the cat slide roof with a gable end roof which extends in line with the ridge of the host dwelling. This does add some bulk to the property although does not run along the full side elevation retaining space to the front and rear building line. Due to the boundary treatment in place, views are predominately restricted and the addition does not appear an unduly dominant feature.

The materials will largely match the existing with black charred natural timber cladding and painted brick. With matching materials this helps ensure the development is integrated with the dwelling and its surrounding.

The Arun Design Guide states 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. Side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building: 1-1.5 metres for the ground floor. Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres. The proposal complies in part being set back from the principal elevation although the roof is not set down from the ridge.

The proposal is acceptable in design and appearance and with limited views from the wider area, the development will not result in adverse harm upon the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The side extension will have a width of 6m. This will run along the full side elevation and extend 3.2m beyond the rear building line. It will have a flat sedum roof with a height of 3m. This retains 2.75m to the side boundary and there is hedging with a height of around 3.5m which runs along the boundary which prevents views from the neighbouring property. The neighbouring dwelling to the east at No.35 is set back from the boundary and the proposal would not intersect a 45 degree angle.

The rear extension will retain 22m to the rear boundary which is sufficient to ensure there will be no harm upon to the occupiers to this elevation.

The first floor extension retains approximately 10m to the western side elevation and with the road

running along this elevation, it will not result in adverse overbearing or overshadowing upon amenity.

There will be an additional front and rear facing window at first floor level although with sufficient separation in place this will not result in adverse overlooking. There will also be 3 windows to the first floor extension which look towards the road.

Due to the siting, the proposal will not result in adverse overbearing, overshadowing or overlooking upon neighbouring amenity in accordance with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The garage is to be demolished but the property retains sufficient parking space to comply with the requirements of the ADC Parking Standards SPD.

SUMMARY

The development accords 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

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

- Existing and Proposed Site Plan - 18005 100 P1
- Proposed Elevations - 18005 300
- Proposed Ground Floor Plan - 18005 -101
- Proposed First Floor Plan - 18005 - 102
- Proposed Roof Plan - 18005 103

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 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.