

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

REF NO: AB/4/25/HH

LOCATION: 45 Pearson Road
Arundel
BN18 9HP

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Arundel Town Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

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)

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**DESIGN AND VISUAL AMENITY**

The site is a two storey end-of-terrace dwelling located on Pearson Road. Although the site itself is largely level, the row of terraces are positioned along a slope, with land levels sloping upwards from east to west. The proposed extension would extend 4m from the rear elevation, with a flat roof including a large roof lantern. It is noted that the Arun Design Guide (ADG) outlines that the guidance depth of single storey rear extensions is 3.3m. It is noted that the proposed extension would exceed this guidance, however, the extension would have a low level, flat roof form and it is noted that there are other rear extensions of a similar scale within the vicinity. The extension is acceptable in terms of scale and massing. The extension would be finished with fibre cement board cladding, in a light grey colour. This material is not visible along Pearson Road as the extension is to the rear, and therefore the proposed

material would not be prominent within the street scene and is acceptable.

The proposed extension would not harm the character and visual amenity of the area and are in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The site has neighbours to the east and west, with the property's attached neighbour being to the west. The proposed extension would not project beyond the rear elevation of the property's neighbour to the east, but it would project beyond the rear elevation of the property's attached neighbour to the west. However, the depth of the extension is not excessive, and the extension would have a low level flat roof form. As such, the proposed extension would not result in significant overbearing or overshadowing impacts to neighbouring properties.

The proposed fenestration is on the rear elevation at ground floor level and will not result in overlooking effects.

The proposed works will not harm neighbouring residential amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 not CIL liable.

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 Location Plan
- Proposed Block Plan
- Proposed Plans and Detail Drawing
- Proposed Elevations and Section rev D

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.