

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

REF NO: AB/6/19/HH

LOCATION: 12 Howard Road
Arundel
BN18 9EL

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 extension will measure approximately 3.94m in length, 6.7m in width and be built to a proposed height of 3.9m.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Arundel Parish Council: No response received from Arundel Parish Council.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
- Within the Built up area boundary.

DEVELOPMENT PLAN POLICES

[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)
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

Arundel Neighbourhood Plan 2014 POLICY1:	The Presumption in Favour of Sustainable Development
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan and Policy 1 of the Arundel Neighbourhood Plan.

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 locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan states that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy 1 of the Arundel Neighbourhood Plan sets out that planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material consideration indicate otherwise.

The site is occupied by a two storey semi-detached dwelling, the street consists of a mixture of various designs and styles of dwellings.

DESIGN AND VISUAL AMENITY

The application seeks permission for the construction of a rear single storey extension. The proposed extension is situated at the rear of the property and as such will not be visible in the street scene. The proposed extension will be built to an approximate height of 3.9m, a width of 6.7m and a length of 3.94m. The proposed extension although a large addition to the dwelling is considered due to its location to be a subservient addition to the host dwelling. The proposal is therefore not considered to impact the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan and Policy 1 of the Arundel Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear extension will be located approximately 1.4m from the Western boundary, 0.5m from the Eastern boundary and 16.5m from the northern boundary. There will be windows and a set of double doors on the rear (Northern) elevation overlooking the rear garden. There are no windows proposed on the Eastern or Western elevation of the proposal, however, the extension will feature a pitched roof which includes 3 No. Velux windows on the Western elevation of the roof. By virtue of the location of the proposed Velux windows and height above floor level they will not result in any unacceptably adverse overlooking to the neighbouring property. The separation distances are considered to be sufficient from the proposal to the site boundaries to reduce any overlooking or overshadowing.

Due to the location of the extension it is not considered to give rise to any harm to adjoining occupiers due to loss of privacy. The proposal by virtue of its single storey construction and height 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 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:

- Proposed site plan and roof plan
- Proposed Plans and Elevations - 1121.02.c -11.07.2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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.