

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

REF NO: AB/91/20/HH

LOCATION: 5 Bernard Road
Arundel
BN18 9EP

PROPOSAL: Rear single storey extension plus 2 storey side extension and wrap round front porch roof together with all associated drainage works and addition of new side dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	2 storey side extension 4.42 metres to eaves, 8.54 metres to ridge 9.14 metres across the side of the dwellinghouse projecting out 4.23 metres from the dwellinghouse. Rear ground floor extension extending 5.64 metres, 3.24 metres in height across the back elevation of the dwellinghouse 7.6 metres with a further extension of 2 metres in depth by 4.25 metres in length behind the new side extension. The front porch extension would extend 1.22 metres from the dwellinghouse across 8.77 metre of the frontage of it at a lean to roof height of 3.5 metres. The hip roofed dormer would be 1.97 metres wide, project 1.27 metres and be 1.48 high to eaves, 2.37 metres high to the ridge.
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REPRESENTATIONS

Arundel Town Council - objection on grounds of overdevelopment of site.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
NO PUBLIC SEWER

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy AR1 of the Arundel Neighbourhood Development 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 the locality.

Policy AR1 defines the built up area boundary of Arundel.

DESIGN AND VISUAL AMENITY

The ground floor rear extension will not appear in the street scene whilst the two storey side extension will have a demonstrable impact on the appearance of the host dwelling. However, it is less than a third of the width of the dwelling house as a whole and is therefore considered to be subservient to the original dwelling house especially given its low eaves height and shallow roof slope.

The other feature of the extensions are the second floor dormer toward the rear of the house which will have a no impact on the street scene given that it is behind an existing dormer. It is not considered to have an adverse impact on the character of the host dwelling being of a small size exactly matching a dormer on the east side of the same roof slope.

The side extension would be in character with surrounding area. At present the existing property sits with a wide separation to the north boundary (albeit a limited scale single storey garage in this area) and the extensions along this elevation will bring it in line with the character of other properties in the street where there is more substantial development close up to the northern boundary.

The materials are to match the existing dwellinghouse and the extensions are generally considered to be in character with the existing dwellinghouse and surrounding dwelling houses.

Given the scale of the extensions in relation to the existing house they are not considered to be overdevelopment.

The development is considered to accord with D DM1, D DM4(a) , (b) and (d) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any harmful overbearing or overshadowing of neighbouring dwellings. This is due to the siting of the extensions away from neighbouring dwellings.

The two storey extension would be 11 metres away from the closest house no.7 Bernard Road and the views in that direction are no materially greater than is the case at the moment.

The second floor dormer facing 3 Bernard Road is not considered to cause any materially greater overlooking than is the case at the moment.

The development is considered to accord with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with relevant development plan policies and is recommended for approval subject to the following conditions.

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 Elevations dwg.no. 4.04 Rev C dated January 2020
Site/Ground Floor Plan dwg.no. 4.01 Rev C dated January 2020

First and Second Floor Plans dwg.no. 4.02 rev B dated January 2020

Roof Plan dwg.no. 4.03 Rev A dated January 2020

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