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

REF NO: AB/97/22/HH

LOCATION: 14 Canada Road
Arundel
BN18 9HY

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to convert an existing rear outbuilding into a rear extension. The proposed rear extension would be approx. 4.8m in depth, 5.6m in width, and 2.7m in height.

REPRESENTATIONS

Arundel Town Council - No Objection.

No representations 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)
DSP1	D SP1 Design

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

PRINCINPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. Those relevant to this proposal include: Character, Appearance, Impact, 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 D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. Characteristics relevant to this proposal include scale, massing, character, materials, finish, and architectural details.

Arundel has a made Neighbourhood Plan with policy AR1 of relevance to the application. The proposal complies with this policy as it is located within the built-up area boundary.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

DESIGN AND VISUAL AMENITY

The proposed rear extension would be of an almost identical scale to the existing built form at approx. 4.8m in depth, 5.6m in width, and 2.7m in height. The extension does not exceed the rear elevation of the attached neighbour's rear extension and remains separated from the East side site boundary by approx. 3.9m. The scale and siting of the proposed rear extension are appropriate and similar to that of other rear extensions that can be found within the locality such as those at Nos. 10, 12 and 16 Canada Road. The proposal would not significantly increase the intensity of the existing built form and would remain visually subservient to and integrated with the host dwelling.

The proposal is to consist of Cedral cladding, UPVC windows and doors, and a flat GRP roof. All of which are acceptable. Although cladding may be a new addition to the property, it is to the rear and not visible within the wider street scene. As such, it will have no adverse visual impact on the wider street scene and remains acceptable.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14) & D DM4(a)(b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The siting and scale of the proposed extension are such that it would not intersect any 45- degree light accessibility lines or 60- degree sightlines from the rear of any neighbouring dwellings. As such, it would have no adverse impacts by way of overshadowing or overbearing on any neighbouring properties.

The proposal includes no new viewpoints and as such, will give rise to no adverse impacts by way of overlooking.

The proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. It is also compliant with Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant Development Plan policies and additional Design Guidance. As

such, it 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.

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:

- Elevations and Section As Proposed (Dwg No. 02.03).
- Floor Plans and Roof Plan As Proposed (Dwg No. 02.02).
- Site/Block Plan As Proposed (Dwg No. 02.01).

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.