

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

REF NO: A/102/18/HH

LOCATION: Rose Cottage
Ham Manor Way
Angmering
BN16 4JQ

PROPOSAL: Single storey front/side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed extension seeks to erect a front/side extension, that projects 2m past the front elevation of the host dwelling.

RELEVANT SITE HISTORY

A/58/06/	Renewal of unimplemented planning permission A/42/01 for bedroom extension over garage.	ApproveConditionally 31-05-06
A/42/01/	Bedroom extension over garage.	ApproveConditionally 05-06-01

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
Parish Council - No objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary

DEVELOPMENT PLAN POLICES

CSP1	C SP1 Countryside
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

[Angmering Neighbourhood Plan 2014 POLICY HD6](#) Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun District Council Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4). In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun District Council Local Plan (2011-2031) and HD6 of the Angmering Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

Resultant of its siting, portions of the proposal are visible within the street scene. However, whilst the proposal will alter the appearance of the host dwelling, it is limited and acceptable and will not have an unacceptable impact on the character of the host dwelling. This is as a result of its modest scale allowing the proposal to not appear as a prominent and obtrusive feature. Due to the mature foliage that borders parts of the front of the site, the front elevation is only visible when viewing from the front, or the North of the site. Resultant of this, when viewing the property from the South, the proposal is not visible within the street scene at all and will not impact negatively on the character and appearance of the area.

The porch is considered to greater resonate with the appearance of the host dwelling, as it 'blends in' a lot more with the appearance of the existing dwelling than if it were to have a maximum height higher than 3.3m. Another feature of the proposal that is considered to allow the development to appear well integrated with the host dwelling is the roof slope angle matching the existing angle of the roof slopes on the host dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan in terms of design and visual amenity, and Policy HD6 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Whilst the proposal features additional windows, these windows do not provide views into the property to the South. This is because the windows on the porch face the street scene. The windows on the side (Southern) elevation do not allow views as a result of the intervening boundary treatment, and even if this was not present, there are already existing windows on this elevation and the views are at a first floor level.

The proposed development stands at a maximum height of 3.4m and is sited over 5m from the adjacent dwelling. These factors are considered to allow there to be no significant overshadowing or overbearing

impact as a result of the proposal.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) 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.

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.

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:

- Block Plan
- Proposed Ground Floor Plan - 18/1304/03 - May 2018
- Existing & Proposed Elevations - 18/1304/02 - May 2018
- Proposed Elevations - 18/1304/04 - May 2018

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 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 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.