

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

REF NO: A/103/18/HH

LOCATION: Hope Cottage
Station Road
Angmering
BN16 4HY

PROPOSAL: Demolition of a kitchen annexe & construction of single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks to demolish an existing kitchen annexe and construct a single storey side extension. The proposed extension will measure approximately 4.6m in width, 6m in length and with a height of approximately 4m. The proposal will project forward of the front elevation by approximately 1.2m . The proposed extension will also feature 2No. Velux windows.

RELEVANT SITE HISTORY

A/42/91	Attached annexe to provide additional accommodation	App Cond with S106 10-02-92
---------	---	--------------------------------

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council:
Parish Council provided no objection to the works proposed.
No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

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 SDSP1 the key policies considered are DDM1 and DDM4 of the Arun Local Plan, HD1, HD4 and HD5 of the Angmering Neighbourhood Plan the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The proposed extension is situated at the side of the property and projects forward of the front elevation by approximately 1.2m and will replace an existing kitchen annexe. The proposed extension due to its siting and size is considered well integrated and subservient to the main dwelling and will have a limited impact from within the street scene. The materials used will match that of the existing dwelling and it is considered that the development will not have any unacceptable adverse impacts upon the character of the area and will accord with DDM1 and DDM4 of the Arun Local Plan and HD1, HD4 and HD5 of the Angmering Neighbourhood Plan

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed single storey side extension will be a length of approximately 6m, 4.6m in width and with an eaves height of 2.5m. The proposed extension will measure approximately 4m in height and feature 2 No. Velux windows. The proposed extension will be situated approximately 0.33m from the Eastern boundary and 18m from the Southern boundary. By virtue of the proposals siting, design and scale it is considered that the development will not result in any harmful overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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 HOPE-01, HOPE-06 and HOPE-07

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.