

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

REF NO: A/105/22/HH

LOCATION: 14 Merryfield Crescent
Angmering
BN16 4DA

PROPOSAL: Single Storey Front infill Extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey infill extension that would be approx. 2.7m in depth, 3.5m in width, and reach a peak height of approx. 3.7m with eaves at 2.4m.
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REPRESENTATIONS

Angmering Parish Council - No Objection.

7 No. objections from nearby occupiers. Concerns regarding:

- Precedent.
- Adverse visual alteration to the unchanged terrace and street scene.
- Noise/disturbance.
- Adverse impacts on property value.
- Possibility of second storey in the future.
- Insufficient parking space.
- Adjoining party wall.
- Ownership of small strip of land.

1 No. support from the applicant. Addressing:

- Similar design to others in the area.
- Sufficient parking.
- Varying designs along the street.
- Not habitable space (less noise).
- No effect on neighbouring property values.
- Strip of land belongs to No. 14.

OFFICER COMMENTS:

- Precedent, property value, future extensions, party wall concerns and ownership disputes are not concerns that can be addressed within this application. This is either because the application must be considered by its own merits or because they are not a planning consideration.
- Visual amenity, parking, and noise/disturbance are addressed in the conclusions section below.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
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

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The site is located within the Built-Up Area Boundary where the principle of development is acceptable in accordance with policy SD SP2 of the Arun Local Plan.

This proposal would be subject to key Development Plan policies include D DM1, D DM4 & D SP1 of the Arun Local Plan, policies HD4 & HD5 of the Angmering Neighbourhood Development Plan and relevant Sections M & L of the Arun Design Guide.

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 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. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

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 states that front extensions should not exceed the forward most front building line. Section L of the Arun Design guide states that materials used within developments should reflect their local vernacular, be of simple design and weather well. It also encourages traditional materials where appropriate.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 of the Angmering Neighbourhood Development Plan seeks to ensure new development is sympathetic to its surroundings including matching the character of its locality.

DESIGN AND VISUAL AMENITY

The extension is approx. 2.7m in depth, 3.5m in width, and reach a peak height of approx. 3.7m with eaves at 2.4m. There is to be a pitched roof design which would rise to meet the underside of the first floor front window made interlocking tiles. The scale of the proposed extension is minor, remaining visually subservient to the host dwelling. There is to be cement board cladding introduced to the front elevation of the extension. Cladding is not dominant but not an uncommon feature within the area and is similar to the commonly seen shiplap boarding. However, to ensure the colorations and finishes reflect local vernacular, a condition is recommended requiring a submission of these details.

The scale and siting of the proposal are such that it would project up to the existing front elevation of the property, not exceeding the forward most building line in accordance with Section M of the Arun Design Guide. The terrace in which the dwelling is situated, consists of 7 No. dwellings of similar design, five of which feature recessed attached garages. In constructing this extension, the recessed garage form would be lost and as such, this semi-regular design within the terrace would be hindered. However, the extension would remain at single storey and would not result in a complete loss of the staggered form design and so would preserve the single storey design. Additionally, the street features a variety of differing housing designs and there is an example of a similar extension a short distance North on a connecting road (Beech View). Although the proposal would result in a visual alteration to the street scene, it is not a significantly adverse alteration and is not grounds for refusal.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan. Additionally, it is complaint with relevant policies HD4 & HD5 of the ANP and relevant Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The siting and scale of the proposal is such that it would not intersect any 45-degree sightlines or light accessibility lines as illustrated by Section M of the Arun Design Guide. Furthermore, there will be no new viewpoints. There will be no adverse impacts by way of overbearing, overshadowing, or overlooking.

The extended garage will be connected to the wall of the adjoining property No. 12 Merryfield Crescent thereby minimising any adverse residential amenity impact on the adjoining property. However, the connecting space is an extension of the existing garage and is not habitable space.

By virtue of not being overbearing, overshadowing, overlooking, or resulting in any significant adverse noise production, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. Additionally, the proposal is compliant with relevant Section M of the Arun Design Guide.

PARKING

Per the Arun parking Standards supplementary planning document, this property is within Parking Zone 2 and is recommended to have a minimum of 2 parking spaces. However, there are no on street parking

restrictions which means that this shortfall of 1 space is not grounds for refusal.

SUMMARY

The proposal is compliant with the relevant Development Plan policies, Neighbourhood Development Plan policies and additional Design Guidance 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.

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:

- Project Detail (Dwg No. 22/33/2, submitted 19/05/22).

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, character, and appearance by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.