

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

REF NO: A/110/19/HH

LOCATION: Field House
The Thatchway
Angmering
BN16 4JH

PROPOSAL: Two storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to construct a 9m wide, two storey side extension to the host dwelling. It matches the host dwelling with regard to it's maximum height, and eaves height. Also included with the proposal is a rear patio, extending that existing at the site.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
Parish Council - No objection.

Two letters of objection from one objector:

- This is a 50% increase in house width, which unnecessarily crowds an existing spacious site.
- As a result of the angle and siting of the dwelling, the proposed extension will look directly into the garden and swimming pool of the neighbouring dwelling.
- The extension would distort the building line.
- The base of the proposed patio would be at approximately the same height as the top of the fence between the site, resulting in direct overlooking of the neighbours.
- The proposed extension could damage the roots of the neighbours hedge, and tree.
- The windows on the Western elevation would look into the neighbours garden and the swimming pool.
- The maintenance of the hedge is stipulated in the deeds of the properties, this will be difficult if the property is extended.
- The block plan does not show the full extent of the proposed patio.

Following revisions to the plans, the following comments were raised:

- The frosted glass, 1.8m high by 3m wide, would be visible above the fence.
- If planning is gained, the screening would be removed.
- The application should be amended to reinstate a brick wall along the Western elevation of the extended patio.
- The materials, and instatement of the privacy screening should be conditioned.
- The objector has concerns relating to the boundary hedge.
- There should be no damage to the hedge.

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted. The majority of comments will be addressed within the conclusion section. Concerns relating to damage of third party property is a private legal matter as opposed to a planning consideration.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

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 located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies HD1, HD4, HD5 and HD6 of the Angmering 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 HD1 of the Angmering Neighbourhood Development Plan states that development of the Angmering Village should be focussed within the Built Up Area Boundary.

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 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

Policy HD6 of the Angmering Neighbourhood Development Plan sets out criteria for the housing layout and design principles of proposed development. Proposals should demonstrate a high quality design, reflect local distinctiveness and incorporate local design features evident in buildings in the locality. Retention of trees and hedgerows is also encouraged.

DESIGN AND VISUAL AMENITY

The proposed two storey side extension is considered to result in a change in appearance to the host dwelling. There will be some available views of this extension from the street scene, as a result of gaps in the boundary treatment of the site (used as access to the driveway). However, the proposed extension is not considered to have a detrimentally harmful impact upon the character, or appearance of the host dwelling. The proposed extension is not considered to appear prominent within the area, which is host to a variety of dwelling scales and designs, it is due to this mixed character that the proposed extension would not result in a harmful impact upon the locality.

The proposed two storey extension is not considered to result in any significantly harmful impact upon the character of the host dwelling. The proposal extends 9m from the existing Western wall of the host dwelling, and it is because of this bulk that it is not considered to be a subservient addition to the host dwelling. However, as a result of the proposed materials, and the design of the proposed extension, it is considered to resonate with the character and appearance of the host dwelling.

The proposed patio element of the proposal will not be visible from the public realm, and therefore, has not significant impact upon the character of the locality.

The proposed development is considered to be in conflict with D DM4(b) of the Arun Local Plan, however, it is considered to be in accordance with D DM1, D DM4(a) and (e) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed two storey side extension is not considered to result in any significantly harmful impact on adjacent occupiers by way of overshadowing, or overbearing impact. This is predominantly due to the aspect of the application site, as the closest nearby dwelling with potential for overshadowing is over 30m to the North. It is noted that the proposed extension does sit approximately 1m from the Western boundary of the site, however, this is adjacent to a parking area, used by the adjacent dwelling. With regard to overlooking from the extension, the proposed openings are not considered to provide any views that are not available from the dwelling at current.

The extension to the patio brings the raised platform to approximately 1m to the Western boundary of the application site. In order to mitigate any direct overlooking of the adjacent property, at Beavers Brook, it will be conditioned that there be obscure screening (as shown on the plans) along the Eastern and part of the Southern elements of the patio. This is considered to sufficiently screen any views that would harmfully impact the occupiers of this adjacent dwelling. Said screening would appear at a height of 1.8m

above the boundary fencing between the two properties, in order to prevent any overbearing impact of this screening, a condition will be imposed requiring details of the screening to be submitted to the Local Planning Authority. This will allow the LPA to have control over the material used for the screening, as to ensure it is as neighbourly as possible.

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:

- Location/Block Plans - 18/4553/1 - April 2019 - Rev. A
- Proposed Floor Plans - 18/4553/6 - April 2019 - Rev. A
- Proposed North & South Elevations - 18/4553/7 - April 2019 - Rev. A
- Proposed Western elevation, Section and Roof Plan - 18/4553/8 - April 2019 - Rev. A

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 the obscure screening, as shown on the proposed plans, 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, and remain in perpetuity thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy D DM1(3) and D DM4(c) 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.