

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

REF NO: A/11/22/HH

LOCATION: 33 Old Worthing Road
East Preston
BN16 1DJ

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey front extension that projects approx.1.8m to the front, and is approx. 3m in width.
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REPRESENTATIONS

Angmering Parish Council - No Objection.

No representations from nearby occupiers.

POLICY CONTEXT

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

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.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

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.

DESIGN AND VISUAL AMENITY

The proposed single storey front extension is modest in size relative to the host dwelling extending approx. 3m in width and projecting approx. 1.8m to the front of the property. This retains approx. 12.7m to the front boundary and approx. 2.5m to the eastern property boundary. The proposal utilises matching materials and the roof of the proposal is a low level mono-pitch design, which is subservient to the two-storey host dwelling. The proposal is visually integrated, subservient and well positioned relative the host dwelling. The local area is populated with mainly semi-detached dwellinghouses inter-mixed with bungalows given a varied character along the road. This proposal integrates well with the host dwelling's established character and as such, is deemed appropriate.

The proposal is a front extension and as such, is visible from the street, and will therefore affect its character. However, the proposal is visually integrated to the existing dwelling and as it has an appropriate scale, it will not negatively impact its character.

Having regard to the design and visual amenity, the proposal accords with D DM1 and D DM4(a),(b) and (e) of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

Given the single storey flat roof nature of the proposed development, its respectful distances to boundaries and by reason that it does not protrude past the eastern flank wall of the house, it will not negatively affect neighbouring amenity space by way of overbearing or overshadowing. The proposed ground floor windows will not introduce new viewpoints or site lines into private amenity space due to it remaining front facing. This proposal does not give rise to any adverse impacts on neighbouring amenity by way of overbearing, overshadowing or overlooking.

It is therefore considered by virtue of not being out of character, overbearing, overshadowing and overlooking that the proposed extensions accords with policies D DM1(3), D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

For the reasons given above the proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide and 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

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:

 - Proposed Bock Plan
 - Proposed Ground Floor Plans and Elevation
 - Location Plan
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.