

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

REF NO: A/145/25/HH

LOCATION: 8 Lloyd Goring Close
Angmering
BN16 4LQ

PROPOSAL: Two storey side and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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

DESIGN AND VISUAL AMENITY

The site is a detached, two storey dwelling located along Lloyd Goring Close. This application seeks planning permission for the construction of a single storey rear extension and a two storey side extension. The proposed materials will match the existing dwelling. The proposed two storey side extension would be visible from the street scene.

The proposed single storey rear extension would measure 2.5m in depth and 3m in width. It would have a flat roof form with a parapet and a maximum height of 2.8m. A lantern rooflight is proposed within the flat roof of the rear extension. The extension would partly replace an existing garage and utility room and

it would comply with the Arun Design Guide (ADG) which sets out that the depth of single storey rear extensions to semi detached dwellings should not exceed 3.3m. The proposed rear extension would not result in harm to the character of the dwelling.

The proposed two storey side extension would adjoin the eastern flank elevation of the dwelling and would measure 3m in width, 6.5m in depth and would have an eaves height of 4.6m, matching the existing eaves, and a maximum height of 7.2m, adjoining the existing ridge height. Section M.01 of the Arun Design Guide (ADG) specifies that side extensions should be set back from the front elevation and down from the ridgeline by a minimum of 0.5m. The height of the proposed extension would be equal to the ridge height of the existing dwelling, and the extension would not be set back from the principal elevation, thus the extension would not strictly accord with this section of the ADG. According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposed extension would integrate well with the existing dwelling as the extension would retain the character of the property by featuring matching materials to the existing dwelling and the extension would have a pitched roof form, reflecting the existing dwelling. As such, the extension would not appear out of place within its context as it is noted that there are several examples of side extensions within the wider street scene, including at Nos. 2 and 28 Lloyd Goring Close. The roof of the extension would integrate well with the host dwelling and would not appear unduly prominent within the street scene. As such, the proposed two storey side extension would not result in harm to the character of the host dwelling or street scene.

Overall, the proposed development would alter the character of the dwelling in terms of its scale and massing, however given the varied character of the street scene, and the use of matching materials, the proposed works would not result in harm to the character or appearance of the host dwelling and the extensions would integrate well with the existing. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The application site has neighbours on both sides and to the rear. The proposed rear extension would maintain a distance of approximately 6.1m to the rear boundary. The rear extension would replace an existing structure and would not increase the footprint any further to the side or rear boundaries. The flank-to-flank distance of the single storey extension with the east neighbour, 10 Lloyd Goring Close, would be 9.3m. Given the rear extension would replace the existing structure, it would not result in any harm by way of overbearing or overshadowing impacts to the neighbour to the east.

The proposed two storey side extension would be set in 0.1m from the eastern side boundary. This is the same distance as the existing spacing between the existing garage and the boundary. Due to the siting of the neighbour to the east, 10 Lloyd Goring Close, in its plot, and the relationship between this neighbour and the application site, it does not directly face the flank elevation of the proposed two storey extension. Therefore, there would be limited overshadowing impacts which would not result in demonstrable harm to this neighbour.

No fenestration is proposed within the first floor level of the eastern flank elevation of the side extension. Two windows are proposed within the front (north) elevation which would give rise to views onto the street and would not be significantly different to those achieved from the existing front windows. Two windows are proposed within the rear (south) elevation which would give rise to views of the rear garden. Due to the close proximity of the additional first floor window serving an en-suite within the rear elevation and resultant additional perceived overlooking, a condition has been attached to this planning permission

to require this window to be obscurely glazed and non-opening below 1.7m above the internal floor area to prevent unacceptable perceived and actual overlooking from occurring.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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:

Site Location Plan.
Proposed Plans, Elevations and Block Plan BR0/25038/0.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The window at first floor level within the rear (south) elevation of the building shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of the adjoining property in accordance with Arun Local Plan policy D DM1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.