

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

REF NO: A/156/20/HH

LOCATION: 16 Woodlands Close
Angmering
BN16 4NA

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

A/157/08/ Conservatory link to existing garage which is to be converted to bedroom with alterations to same.

REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
None

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are DDM1 and DDM4 of the Arun Local Plan. Angmering does have a neighbourhood plan however none of the policies are through to be relevant.

DESIGN AND VISUAL AMENITY

This application seeks to enlarge an existing single storey protrusion to the East of the original dwelling. The existing protrusion, is itself, suspected to be a converted garage which has been attached to the main house in the past with a link connection. This protrusion currently offers little in the way of design value.

The existing plot is in an awkward position, surrounded on 3 sides by local roads, the effect of this is that the site has a long street frontage but is narrow in depth with the bungalow being afforded little in the way of private rear garden. It is noted that it does have private amenity space to the West and East and a private courtyard to the North however, it is noted that this addition will eat into the private space afforded on the bungalow's East.

At the request of the officer the applicant has amended the plans to remove a 1.5m close boarded fence which was situated on the Northern street boundary and has replaced it with a lower fence line, although this would have afforded the residence further private amenity space in lieu of the lost space to the East, it was felt to be incongruent within the street scene as the original estate was obviously design with open plan frontages in mind.

The proposed addition seeks to increase the overall height of the extension, by adding a soldier brick course to the design and therefore it is expected that the eaves height will be greater than the existing dwelling. However, this small increase is not anticipated to have a negative impact and is expected to still be subservient to the host dwelling and in addition to this, it will offer the residents a superior quality amenity space internally and provided a pleasing external design.

It is proposed that the materials will be of a similar appearance to the existing dwelling and as such will appear well integrated.

The extension will be highly visible from the road; however, it is still felt that the proposal will sit comfortably within the street scene due to its appropriate scale and integration with the host dwelling and as such it is believed that it will be in accordance with policies DDM1 and DDM4.

RESIDENTIAL AMENITY

It is proposed to extend to the side of the previous extension by an additional 5m to the East at which point the building will sit a minimum of 755mm off the Eastern boundary and 1105mm of the Southern boundary. Its proximity to the neighbouring boundaries is not expected to cause any undue harm as there is 1.8m boundary fencing in place which will be retained. Therefore, there are no perceived issues relating to overbearing or overshadowing.

Although the scheme has allowed for fenestration in the Northern, Eastern and Southern elevations they are acceptable as it is at ground floor level and any views achieved are achievable from public vantage points already.

Additionally, there have been no objections from the neighbours and with no representation received, the development is considered acceptable.

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

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

-20064 101
-20064 201A
-20064 301
-20064 302A
-20064 411D
-20064 511B

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 of the Arun Local Plan.

- 3 The materials and finishes of the external walls (and roof(s)) of the building(s) hereby permitted shall match in colour and texture those of the existing building(s).

Reason: In the interests of amenity in accordance with policies DDM1 and DDM4 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.