

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

REF NO: A/158/21/HH

LOCATION: Locksley
North Drive
Angmering
West Sussex
BN16 4JJ

PROPOSAL: Erection of single storey front and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey front and rear extension and new garage following the demolition of existing garage. The application also seeks to reconfigure the existing roof to allow for the proposed extensions to be fully pitched and tiled.

The extensions will sit 18.3m to the eastern boundary, 1.05m to the south, 14m to the west and 1.2m to the north and consist of a new garage, study, utility and garden room.

RELEVANT SITE HISTORY

A/108/21/HH	Erection of single storey front and rear extension and new garage following the demolition of existing garage	Withdrawn 27-07-21
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REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
BUAB

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

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. In this instance, the front and side extension should also not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level extensions should not be visually intrusive or block light into surrounding properties. Rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

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 extensions have been sympathetically designed to be constructed from materials which relate well to those currently in use on the dwelling. The eaves height of the extensions will be equal to that of the existing house and their ridge heights lower, therefore their scale and style are appropriate for the host dwelling. Additionally the increase to the main roof to facilitate the fully pitched roofs to the extensions will be in keeping with the host dwelling by means of appropriate style and scale. The proposed extensions will be to the front and rear of the host dwelling and will have no harmful views to the street scene and the wider area, so will have minimal impact on the character and appearance of the area.

The proposal will not compromise the established spatial character of the area as good space about the building will be retained, the minimum separation distances between elevations and their respective boundaries will not be diminished and the forward building line maintained.

The proposed extension to the garage will be visible from the street. It is considered to be subservient to the host dwelling due to it being a replacement structure, with a visually integrated design with a lower

ridge, additionally it will be built in line with the existing primary elevation.

With regards to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The single storey front and rear extension and new garage doesn't have a significant impact on neighbouring properties due to it's position away from the boundary and the single storey nature. The boundaries are significant and range from 15.86m at the east to over 1m at both side elevations.

The rear extension accords with the 45-degree rule for rear extensions as set out with the design guide.

The windows to the front and rear elevations do not result in any harmful overlooking or overbearing impacts to any neighbouring properties. This is due to the good distance to the boundaries at the front and the rear. Furthermore, there are also no neighbouring properties at the rear.

At the side (south) elevation there will be an additional door and window constructed. Although the distance to the boundary is smaller at 1m, due to the single storey nature of this proposal it will not result in any overlooking or overbearing impacts to the neighbours at the side.

The development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The 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

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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Ground Floor Plan 2107/C02A
 - Proposed Elevations 2107/C03A
 - Block Plan 2107/C01A
 - Location Plan
 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy XXXXXXXXXX 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.