

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

REF NO: A/16/22/HH

LOCATION: Tara
Ham Manor Close
Angmering
BN16 4JD

PROPOSAL: Erection of single storey rear extension and garage extension following the demolition of existing conservatory and porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks a single storey rear extension which will replace an conservatory and a garage extension to the front of the property.
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REPRESENTATIONS

Angmering Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Angmering Parish have a made Neighbourhood Plan with policy HD1 and HD5 of relevance to the proposal. The proposal complies with HD1 being located within the built up area boundary.

DESIGN AND VISUAL AMENITY

The proposal is to the front and rear of the property and the garage extension will be visible from the street scene.

The dwelling is a detached chalet bungalow with a garage to the northern side. The garage has a width of 3.6m which will increase to 6.2m. The roof will be hipped, matching the existing height at 3.65m. Materials will match the host dwelling. As a result of its design and siting, the garage extension is well integrated with the host dwelling and appears appropriate in scale. There is a large front garden and 14m is retained to the front boundary, as such the extension does not appear unduly dominant.

The Arun Design Guide states 'Front extensions in particular must consider their impact on the surrounding street scene'. 'Extensions should not project forward beyond the predominant building line.' The proposal complies with this being set back some distance from the front boundary.

There are no viewpoints of the rear extension from the wider area and its design is acceptable.

The proposal will not result in harm on the appearance of the property or the character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan, the Arun Design Guide and HD5 of the Angmering Neighbourhood Plan.

RESIDENTIAL AMENITY

The garage will extend south along the front of the host dwelling. As such it is unlikely to be visible from the occupier at 'Orchard Cottage' and would not result in adverse harm on this elevation. With 15m retained to the southern boundary, again the front extension will not result in adverse harm upon amenity.

To the rear southern side of the property is a conservatory which will be removed and replaced with an extension. This will increase slightly in depth extending 4.5m beyond the rear elevation of the dwelling. Its width will also extend north although retains 14m to the northern boundary and does not give rise to harm upon this elevation.

The proposal will have a hipped roof to a height of 3.15m with eaves to 2.25m. The rear extension does not interest a 45 degree angle when draw from the doors closest to the boundary at 'Elmwood' and as such will not result in adverse overbearing or overshadowing.

14 m is retained to the rear and the available views will be over the garden of the host dwelling, similar to that achievable from the conservatory.

The proposal will not result in adverse harm upon residential amenity by way of overshadowing, overlooking or overbearing in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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
 - Location and Block Plan - 213078/09
 - Proposed Elevations - 213078/08
 - Proposed Floor Plans - 213078/05
 - Proposed First Floor Plan - 213078/06
 - Proposed Roof Plan - 213078/07

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

Reason: In the interests of amenity in accordance with policies D DM1 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.