

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

REF NO: A/170/21/HH

LOCATION: Culverden
The Thatchway
Angmering
BN16 4HJ

PROPOSAL: Single storey front and single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks the construction of a rear extension measuring approximately 4m in depth by 5.5m in width, and a front extension measuring approximately 2.5m in depth by 7m in width.

REPRESENTATIONS

Parish Council - No comment.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside of BUAB

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)
CSP1	C SP1 Countryside

[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. In this instance, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. Additionally, rear extensions 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 proposal seeks to provide two single storey pitched roof extensions, one to the front and one to the rear. They are modest in scale when compared to the host dwelling and its plot, the amount of habitable accommodation proposed, is seen to be appropriate when considered against the proportions of the host dwelling.

The host dwelling is located centrally within a good-sized plot as are others in the area; however, unlike the immediate surrounding properties Culverden has been built at an angle to the road rather than face-on, and although it is proposed to extend to the front, no building lines will be protruded past. Further to the works the dwelling will retain good space about the building and the spatial character of the area will not be compromised.

The extensions sympathetically relate to the host dwelling by utilising materials to match, equal roof pitches and equal eaves levels.

The site is surrounded by mature planting and views of the rear extension from the frontage will not be possible. Furthermore, the scale of the proposed extensions, and sympathetic design detailing are such that the proposal is believed to be subservient to the host dwelling and the locality.

Having regard to the design and visual amenity, the proposal accords with DDM1 and DDM4(a) (b) of the Arun Local Plan and the Part M Arun Design Guide.

RESIDENTIAL AMENITY

The proposed rear extension accords with the 45-degree rule with both neighbouring properties to the south and north and, in line with guidance, ample garden space will be retained further to development, with distances to relevant side boundaries shared with neighbouring properties ranging from 5.5m up to 16m. It is considered that neither extension will be overbearing or overshadow neighbouring properties.

In terms of overlooking, all proposed fenestration is located at ground floor level, where it is generally accepted that no negative impacts from overlooking will occur; additionally, the large separation

distances and mature planting to all boundaries suggests that views out of the extensions will be limited to the private amenity space of the dwelling.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

DEVELOPMNET OUTSIDE OF THE BUILT UP AREA

The proposal will allow the occupiers quiet enjoyment of their property, it also accords with the Arun Local Plan policies D DM1 and D DM4 in relation to development within the curtilage of an existing dwellinghouse, as such it is considered to accord with policy C SP1.

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.

CIL DETAILS

This application is CIL Liable 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 Elevations 0344/103 Rev C
- Proposed Floor Plans 0344/102 Rev C
- Proposed Site Plan 0344/105 Rev A
- Location 0344/100

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 and Part M of the Arun Design Guide.

- 3 The materials and finishes of the external walls and roofs of the structures 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 and D DM4 of the Arun Local Plan and Part M of the Design Guidance.

- 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.