

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

REF NO: A/19/22/HH

LOCATION: 73 Lloyd Goring Close
Angmering
BN16 4LQ

PROPOSAL: Single storey side/front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey side/front extension that features 2 No. new rooflights.

REPRESENTATIONS

Angmering Parish Council - No Objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary.

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)

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

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

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.

The Arun Design Guide 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.

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.

Policy HD5 of the Angmering Neighbourhood Development Plan seeks to ensure new development is sympathetic to its surroundings including matching the character of its locality.

DESIGN AND VISUAL AMENITY

The proposed single storey side extension extends 10.5m across and 2.8m off of the eastern elevation at a peak height of 3m with eaves at 2.8m. The roof of the proposal features 2 No. rooflights and a shallow pitch flat roof design. The proposal is substantial in length but is moderate in overall scale relative to the host dwelling and as such, it is considered subservient to the host property.

The host dwelling features three different external wall materials, facing brickwork, hanging tiles and render, all three of which can be found on the east elevation. The proposed wall materials for the side extension are to be render over facing brick plinth which is considered appropriate. The shallow pitch flat roof design consists of felt, which is considered acceptable. All other materials within the proposal are to match and considered appropriate.

The 2 No. rooflights featured in the proposal will provide positive amenity benefits for the host dwelling by giving access to natural light. The rooflights are considered appropriate in design and a positive addition to the proposal.

The host dwelling is a corner property with the North and East elevations fronting the street. As such, the proposal will be visible from the street. Views from the side will be limited due to the single storey nature of the proposal and fenced boundary treatment surrounding the sides and rear of the property. The views from the front will be prominent. However, the design of the proposal is acceptable and there are similar, albeit smaller, examples of side extensions in the locality and as such, there will be no significantly adverse impact on the street scene.

The proposal is compliant with relevant development plan policies D DM1, D DM4(a)(b)(e) and Policy HD4 & HD5 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The host property is a corner dwelling and has no immediate neighbour dwelling to the East of the

property. The proposal runs along the eastern elevation and is met by the fence at the eastern site boundary. There will be no adverse impacts by way of overbearing or overshadowing on any neighbour dwellings.

The proposal features a set of rear glass doors that look out to the rear of the garden. These will not give rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing or overlooking on neighbouring dwellings, the proposal is compliant with relevant development plan policies D DM1(3) & D DM4(c).

SUMMARY

The application is considered to comply with relevant development plan 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 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:

- Location and Block Plan 213091/ 03
- Proposed plans 213091/02

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 **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.