

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

REF NO: A/20/21/HH

LOCATION: 43 Old Worthing Road
Angmering
BN16 1EA

PROPOSAL: Two storey side extension and single storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a two storey side extension and single storey front extension to 43 Old Worthing Road.

The materials used to construct this dwelling will be similar to those used on the host dwelling. The walls be constructed from face brickwork, similar to what is existing on the host dwelling. The windows and doors will be the same as to what is already existing.

The single storey front extension will be located at the southern boundary, whereas the two storey side elevation will be located at the west elevation. The proposal will sit 9.57m to the north, 3.47m to the east, and 9.45m to the southern boundary.

At the side (west) elevation the window on the host dwelling will be removed. The side extension will be 1.77m in height with a length of 0.9m, which is the same as existing. At the front (south) elevation the single storey front extension will be 2.43m in length with a height of 1.76m, the height will be 2.17m below the host dwelling roof height. At the side (east) elevation the extension will be 1.78m in height with a length of 0.88m, which is the same as existing. At the rear (north) elevation the length of the extension will be 1.26m with a height of 4.01m, this includes the roof height. There will be one window on the first floor at the rear elevation measuring 0.55m in height and length. On the ground floor at this elevation there will be one door and one window.

REPRESENTATIONS

No objection from Parish Council.
No letters of representations from nearby occupiers.

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

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

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy HD4 and HD5 of the Angmering Neighbourhood Development Plan.

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.

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 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

DESIGN AND VISUAL AMENITY

The proposal will be situated to the front, side and rear of the property and will be visible from the street scene and the wider area due to its siting, and therefore will have an impact on the character and appearance of the area. However, due to the use of similar materials and varied appearance of buildings on Old Worthing Road, the addition of a front and side extension isn't considered to have an unacceptable harmful impact on the character of the street scene.

The main footprint and height of the extension will be positioned to the front and side of the dwelling, the roof height of the front extension will be 2.17m below the roof height of the main dwelling, therefore allowing the extension to be well integrated into the existing dwelling.

The first floor front extension uses materials which are similar to the host dwelling and is of good design, due to these factors the extension is considered to appear subservient to, and well integrated with the host dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide.

RESIDENTIAL AMENITY

The single storey front extension and two storey side extension will be 9.57m to the northern boundary, 3.47m to the east and 9.45m to the southern boundary. The front extension will still provide a significant boundary of 9.45m, and the addition of a window will not result in there being any harmful overshadowing or overbearing impacts to the neighbours or street scene due to it's single storey nature and position away from the boundary.

At the side east and west elevation of the two storey side extension there are no openings such as windows or doors, therefore providing no harmful overlooking or overbearing effects to neighbours. The window at the rear elevation (north) on the first floor is provided for the use of a bedroom. The window will provide no harmful overlooking or overbearing effects to the neighbours at the northern boundary. This is due to the location of the window being the same as the existing windows on the host dwelling to the right which is used as a bathroom and additional bedroom. Also, the boundary at the northern elevation is 9.57m, so will provide minimal harmful effects to the neighbour at 7 Hailsham Close, which looks to the host dwelling building rather than private amenity space.

The additional mass on the western boundary of this side extension will affect the neighbour at 41 Old Worthing Road. The side extension will run alongside the western boundary and it will have a side-to-side relationship with number 41's side extension which can be seen on the block plan. There will be no windows on the west elevation of the proposal, therefore it will have no unacceptable harmful overbearing effects on the neighbour.

As such, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development accords 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.

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:
 - Block plan 649-17-BP B
 - Proposed elevations 649.17/03B

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.