

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

REF NO: A/223/21/HH

LOCATION: 38 East Drive
Angmering
BN16 4JH

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Erection of single storey rear extension projecting approx. 3.7m back to the rear and across the back of the dwelling. Erection of a side extension projecting approx. 2.9m out to the side and approx. 8.2m down the side, toward the front of the dwelling, following demolition of existing conservatory. The proposal also includes the addition of a new chimney on the side extension, connecting to the side of the host dwelling and at a height of approx. 9.4m, approx. 1m above the ridge height of the host dwelling.

RELEVANT SITE HISTORY

A/81/93	Erection of conservatory	ApproveConditionally 08-12-93
A/63/92	Two storey extension	ApproveConditionally 13-07-92
A/110/91	Two storey extension at side	ApproveConditionally 19-02-92

REPRESENTATIONS

Angmering Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

TPO on 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

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.

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.

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

This application seeks a rear and side extension that replaces the existing footprint of the conservatory and extends further, across the rear and side of the dwelling. The rear extension extends approx. 8m across the rear of the dwelling, approx. 2.8m in height and projects approx 3.7m to the rear, in line with the existing conservatory. The proposal also seeks a side extension that connects with the proposed extension and infills the side portion of the existing conservatory. This side extension projects approx. 2.9m out to the side of the dwelling, in line with the existing conservatory, approx. 3.7m in height at the peak of the pitched roof design and approx. 8.2m down the side of the dwelling toward the front of the property. The proposal also includes the addition of a new chimney connected to the host dwelling as

part of the side extension at approx. 9.4m, approx. 1m higher than the height of the host dwelling.

The amount of space provided by the extension is thought to be proportional to the host dwelling and the plot on which it sits.

The bricks used in this proposal match the existing and are considered to be a strong visual integration. Although the introduction of Slate and Cedar and stone cladding is a new addition to the materials used on the property, it is a complimentary design choice and harmonious with the local area. The use of appropriate scaling also contributes to the proposal's complimentary visual integration. The extension is considered to be subservient to the existing dwelling.

The rear extension is to the rear of the host dwelling it will not be visible from the street although, the proposed side extension is visible from the street scene, extending to be almost flush with the front of the property. However, the side extension still leaves a distance of approx. 14.7m to the street at the front of the dwelling. This space contains a large driveway and neighbouring dwellings also have similar side extensions that extend and surpass the front of the dwelling, as such, is not considered to have a significant adverse effect on the street scene. The extension is considered to be appropriate for the character of the area.

The proposals inclusion of a chimney feature, although a new addition to the property, maintains an appropriate choice of materials and not considered to be overbearing to the property as it is only marginally taller than ridge of the host dwelling and is of an appropriate scale. The addition of the chimney feature is considered to be subservient to the host dwelling and well visually integrated.

Having regard to the design and visual amenity, the proposal accords with D DM1 and D DM4(a),(b) and (e) of the Arun Local Plan and the Part M Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

It is noted that the proposed size rear and side extensions only marginally exceed Permitted Development Rights for rear and side extensions to residential dwellings.

As a single storey extension, it is not thought to be overbearing or overshadow neighbouring properties. It does not intersect with neighbouring 45-degree site lines and so is not obstructive of neighbouring amenity.

In terms of overlooking, the majority of proposed fenestrations along the side extension are approx. 1.7m above floor level and the larger window on the side extension that is approx. 0.9m above floor level looks out to the side wall of a neighbouring garage therefore, does not have adverse overlooking implications on neighbouring private amenity space. The rear doors of the single storey rear extension look out over the rear garden where it is also considered that no adverse overlooking implications can occur for neighbouring private amenity space.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

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:

- Proposed Plans and Elevations PL1910-01
- Block Plan PL1910-02 A

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.