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

REF NO: A/237/21/HH

LOCATION: Old Pines
28 East Drive
Angmering
BN16 4JH

PROPOSAL: Single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to erect a single storey front extension that is positioned on the right (east) side of the front elevation that projects approx. 4.2m to the front, in line with the left (west) side of the front elevation. The proposed extension is approx. 5.2m in width, extending up to the eastern elevations building line.

RELEVANT SITE HISTORY

A/187/15/HH	Two storey rear extension, single storey side & front extension & alterations.	ApproveConditionally 12-02-16
A/148/15/HH	Two storey rear extension, single storey side & front extension.	Withdrawn 04-12-15

REPRESENTATIONS

Angmering Parish Council - No Objection.

No representations from nearby occupiers.

CONSULTATIONS

POLICY CONTEXT

TPO on site.

Built-up Area Boundary.

COMMENTS ON TPO TREE

The trees covered by the TPO on site are not within a proximity to the proposed extension that gives rise to any concern.

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

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

The proposed single storey front extension is modest in size relative to the host dwelling extending approx. 5.2m in width and projecting approx. 4.2m to the front of the property. This retains approx. 13m to the front boundary and approx. 2.5m to the eastern property boundary. The proposal utilises matching materials, re-fits the existing window and fits in line with the existing east and front elevation. The roof of the proposal is a flat design utilising matching materials of those used in the existing front extension on the western side of the front elevation. The proposal is considered to be visually integrated, subservient and well positioned relative the host dwelling. The local area is populated with unique detached houses all possessing their own individual form character. This proposal integrates well with the host dwelling established character and as such, is deemed appropriate.

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

The proposal is a single storey front extension with the relocation of the existing front facing window approx. 4.2m forward to the front of the property. The extension is approx. 2.8m in height a retains the existing 2.5m separation from the eastern boundary. Due to this proposals scale and positioning, it does not encroach neighbouring amenity space by way of overbearing or overshadowing. Furthermore, the repositioning of the front facing window does not provide any new viewpoints or site lines into private amenity space due to it remaining front facing. It is considered this proposal does not give rise to any adverse impacts on neighbouring amenity by way of overbearing, overshadowing or overlooking.

The proposal is a front extension and as such, is visible from the street, making a substantial alteration to the street scene in terms of the dwellings scale. However, the proposal is visually integrated to the existing character of the dwelling and as the local area is populated by many individually characterised dwellings, it is not out of character within its locality.

It is therefore considered by virtue of not being out of character, overbearing, overshadowing and overlooking that the proposed extensions accords with policies D DM1(3), D DM4(c) of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

For the reasons given above the proposal is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide and recommended for approval subject to the following conditions.

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:

- Proposed Bock Plan 2118/C01
- Proposed Ground Floor Plan 2118/C02
- Existing and Proposed Elevations 2118/C03

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.