

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

REF NO: A/238/21/HH

LOCATION: Links Cottage
Ham Manor Way
Angmering
BN16 4JQ

PROPOSAL: Erection of single storey side infill extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to erect a single storey side infill extension to the north of the host dwelling, in-between the host dwelling and utility/garage outbuilding. The proposal includes a skylight within the flat section of the roof design.

RELEVANT SITE HISTORY

A/51/96	Erection of a double garage	ApproveConditionally 23-05-96
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REPRESENTATIONS

Angmering Parish Council - No objection.

No representations from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Outside Built-Up Area Boundary - Countryside.

TPO on site.

COMMENTS ON POLICY CONTEXT

The proposal is an infill extension to an area with existing built form. The proposal does not give rise to any significant harm toward the TPO.

DEVELOPMENT PLAN POLICIESArun 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

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
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CONCLUSIONS**PRINCIPLE**

Policy C SP1 concerns development which is proposed outside of the Built-Up Area Boundary. These areas are considered countryside and policy C SP1 therefore applies. With regard to this application policy C SP1 is only concerned so far as the proposal must be 'in accordance with other policies in the Plan which refer to a specific use or type of development'. These policies are D DM1 and D DM4 of the Arun Local Plan and policies HD4 and HD5 of the Angmering Neighbourhood 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.

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 case Section M of the Arun Design Guide applies.

DESIGN AND VISUAL AMENITY

The host dwelling is a two-storey detached dwelling with 1 No. double garage outbuilding and 1 No. utility/garage outbuilding. The proposal is a single storey infill side extension that connects the host dwelling to the existing utility/garage outbuilding. The existing footprint of the proposed development is paved and enclosed by the host property and the utility/garage outbuilding. The proposal makes appropriate use of the existing footprint and utilises whitewashed facing bricks to match the existing materials. The roof of the existing host dwelling and utility/garage outbuilding is thatched however, the existing double garage roof consists of grey tiles. The proposed infill extension matches the existing double garage grey tiles. The materials proposed are deemed appropriate and complimentary.

The proposal is approx. 20 sqm and fits between the host dwelling and the utility/garage outbuilding. The proposal has a semi pitched roof design that matches the existing roof pitch and is approx. 2.3m at the roof eaves and approx. 3.5m in height. at the roof peak. The height of this proposal is lower than that of the existing utility/garage outbuilding which is deemed an appropriate design. The scale of the proposal is moderate, it is integrated visually and in terms of its sitting and is therefore, visually subservient to the host dwelling.

The proposal is complimentary to the host dwelling. Ham Manor Way is populated by large, individually characterised detached dwellings. The impact on the street scene is considered acceptable and the design of the proposal is deemed complimentary to the host dwelling and complimentary to the street scene.

Having regard to the design and visual amenity, the proposal is deemed to accord with policies D DM1 and D DM4(a), (b) and (e) of the Arun Local Plan, Section M of the Arun Design Guide and policies HD4 and HD5 of the Angmering Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposal is an infill extension and has no new viewpoints that look out into neighbouring private amenity space. As such, the proposal does not give rise to any adverse impacts on neighbouring properties by way of overlooking. Due to the sitting and scale of the proposal, it also does not give rise to any adverse impacts on neighbouring properties by way of overbearing or overshadowing. The extension is located to the side of the host dwelling and visible from the street. The proposal is visually subservient to the host dwelling, complimentary to the existing design and does not give rise to any significant adverse impacts on the street scene.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extension is in accordance with policies D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development accords 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.

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:

- Plans

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.