

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

REF NO: A/243/21/HH

LOCATION: 23 Lansdowne Road
Angmering
BN16 4JX

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks permission to erect a single storey rear extension that projects approx. 4.5m to the rear of the property, in line with the existing rear utility room. The proposal is approx. 3.2m in width projecting across the rear of the property from the existing rear utility room. This extension also incorporates a semi pitched roof at a peak height of approx. 3.2m with an eave height of approx. 2.3m.

REPRESENTATIONS

Angmering Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council - Tree Officer:
None received.

POLICY CONTEXT

TPO near site.

Built-up Area Boundary.

COMMENTS ON POLICY CONTEXT

The TPO is not within the curtilage of the site but resides on the front lawn of 21A Lansdowne Road.

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.

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.

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 host dwelling is a two storey semi-detached dwelling with a single storey rear utility room. The proposal is a single storey rear extension that projects from the rear utility room approx. 3.2m across the rear of the dwelling. The proposal is approx. 4.5m to the rear of the property, in line with the rear utility room. The proposal consists of matching materials and incorporates a dummy pitch roof at an approx. height of 3.2m. The pitch of the roof design is also matching to that of the existing dwelling. The scale of the proposal is moderate and the proposal is visually sympathetic and subservient to the host dwelling.

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

RESIDENTIAL AMENITY

The proposal is of a height approx. 0.6m lower than that of the existing rear utility room that meets the eastern boundary. It also does not exceed the depth of the existing utility room and as such the proposal is enclosed and obscured from view from the eastern elevation. There is one rear facing window and a set of west facing glass doors included in the proposal. The rear facing window does not provide any adverse impacts by way of overlooking due to the single storey nature of the proposal; a substantial rear garden is retained (approx. 15m in length). The west facing glass doors are also not deemed to provide

adverse impacts on neighbouring amenity due to the single storey nature of the proposal which also maintains approx. 7m distance to the western boundary between 23 and 21A Lansdowne Road. The proposal does not obscure the 60 degree sightlines of the western neighbour dwelling (21A Lansdowne Road). The proposal does not have any adverse impacts by way of overbearing, overshadowing or overlooking on neighbouring properties.

Therefore, by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policies D DM1(3), D DM4(c) of the Arun Local Plan and Section 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.

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 and site plan
 - Existing and proposed elevations BSB/21/900/2/A
 - Proposed Ground Floor Plan and Section BSB/21/900/2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 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.