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

REF NO: **A/24/13/**

LOCATION: 16 East Drive
Angmering

PROPOSAL: Proposed two storey extension with rear balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The footprint of the dwelling will not be altered. A roof over the existing garage to the side of the dwelling will be raised to match the ridge height of the existing roof in order to generate space for first floor accommodation.
SITE AREA	Approximately 1230 square metres.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site frontage is open. Side and rear boundaries are marked by approximately 1.8 metre high timber fencing with additional trees and hedging on side boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling that has red/brown brick elevation walls and a tiled, hipped roof. There is a single-storey garage attached to the eastern elevation. To the rear there is a single-storey extension with an integrated roof dormer. There is also a conservatory.
CHARACTER OF LOCALITY	The site is located outside of the built-up area but is located on an established private residential estate. The road is lined by detached dwellings of a mixture of designs and scales that are set back from the road, helping to generate an open and spacious character and appearance.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to potential impact upon the character and appearance of the surrounding area and the amenities of any neighbouring residents.

The Development Plan consists of the Arun District Local Plan.

It should be noted that the Arun District Local Plan was adopted in 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed extension will not result in any significant increase in the footprint of the dwelling. The built area of the site will not advance any closer to the road and, therefore, the established open and spacious character and appearance of the surrounding area will not be compromised. The proposal will increase the length of the two-storey element of the dwelling frontage to close to the full width of the plot. However, the bulk of dwellings in the surrounding area occupy close to the full width of their respective plots and it is considered that the proposed frontage will assimilate within this established pattern. The roof will pitch away from the site boundary whilst this is also the case for the neighbouring property adjacent to the proposed extension, which is also set further back from the road. This will prevent a terraced appearance from developing.

The proposed extension is considered to relate sympathetically towards the existing dwelling in terms of design and scale. Its height will match that of the host dwelling whilst its area will be notably smaller in proportion. This will ensure visual subservience towards the host dwelling will be maintained and it will not result in it appearing unbalanced or overwhelmed. The continuation of the existing roof eaves and ridge lines over the proposed extension and use of a hipped end roof with an identical slope angle to the existing will create a smooth visual transition between original and additional features and will also maintain the symmetry of the main dwelling.

With regards to the amenities of neighbouring residents, the extension will be built largely in line with the flank (western) elevation wall of No. 14 East Drive, which does not contain any windows. Part of the extension will project further forward than the frontage of No. 14, there are front facing windows over the garage of this property. However, a satisfactory distance would be maintained between the extension and these windows to prevent it from appearing oppressive or from causing undue levels of overshadowing. The extension as a whole will not result in the dwelling being enlarged to a degree by which it would appear overbearing towards neighbouring dwellings. Windows formed within the proposed extension will bre resiricted to the front and rear elevations. Those facing to the front will look towards the road whilst those facing rear will look towards the far end of the garden which back onto a golf course. Views from these windows towards adjacent properties to the sides will be restricted by the distances maintained and also boundary fencing and landscaping. This would also apply to views from the proposed balcony. In addition, the limited size of the balcony will prevent an intensity of use that would result in noise disturbance towards neighbouring residents.

It is therefore recommended that the application is approved, 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 for 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 it has been deemed that its approval would have a neutral impact 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).

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:-

Drawing 1;
Drawing 2;
Drawing 3;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: National Planning Policy Framework

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning

(Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.