

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

REF NO: A/263/21/HH

LOCATION: 3 Ashmead Way
Angmering
BN16 4AR

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This proposal seeks to erect a single storey rear extension that extends approx. 4m to the rear, extends approx. 9.5m across the full width of the rear dwelling and is approx. 2.9m in height.

REPRESENTATIONS

Angmering Parish Council - No objection

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to 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

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 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.

DESIGN AND VISUAL AMENITY

The dwelling is a two storey semi-detached dwelling with an existing rear projection. The proposal seeks to erect a single storey rear extension that extends approx. 4m to the rear, extends approx. 9.5m across the full width of the rear dwelling and is approx. 2.9m in height. The rear projection of the extension leaves the retention of rear garden distance at approx. 7.7m which is lower than the suggested minimum retention set out by the Arun Design Guide however, the area is populated by smaller rear gardens and there remains sufficient rear private amenity space. The proposals roof features a flat design with 2 No. rooflights. The scale of the single storey rear extension is large and it is not visually subservient to the dwelling. It is visually integrated through the use of matching materials. The proposal is to the rear of the property and as such, has very limited views from the street. Overall the design is acceptable despite not being subservient to the host dwelling.

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

NEIGHBOURING RESIDENTIAL AMENITY

The proposal extends approx. 4m to the rear of the property with eaves that project slightly further back to approx. 4.3m. Section M of the Arun Design Guide sets out the 60 degree sightline rule for single storey rear extensions. The rear extension marginally intersects the 60 degree sightlines from the attached neighbour dwelling by approx. 0.1m however, this does not give rise to significant adverse impacts by way of overbearing. The rear extension features rear facing glass door that look out to the rear garden, these do not give rise to any adverse impacts by way of overlooking. The proposal is single storey and does not give rise to significant adverse impacts by way of overshadowing.

It is therefore considered by virtue of not being overbearing, overshadowing or overlooking that the proposed extensions accord with policy D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The 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.

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 1-21AWPb
 - Location and Block Plans 11-21 AW Pc

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.