

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

REF NO: A/28/22/HH

LOCATION: 27 Beech View  
Angmering  
BN16 4DE

PROPOSAL: Single storey mono pitch roofed extension. Single Storey front extension and conversion of garage to habitable use.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | This application seeks to erect two single storey side extension and a single storey rear extension. |
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| <b>REPRESENTATIONS</b> |
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Angmering Parish Council - Objection  
The proposed application represents overdevelopment of the site with the front extension projecting in front of the building line. The reduced parking provision is likely to lead to on street parking with potential highway safety issues.

**CONSULTATION RESPONSES RECEIVED:**

None.

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| <b>POLICY CONTEXT</b> |
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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) |
| TSP1 | T SP1 Transport and Development                         |

[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:**

|       |                                               |
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| SPD13 | Arun District Design Guide (SPD) January 2021 |
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## 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.

Policy T SP1 ensures development of the transport network so that it reduces the need for car travel, promotes green infrastructure, protects the major road network, maintains appropriate levels of parking standards and requires applications to consider and design for development in relation to transport infrastructure.

The Arun Design Guide 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 proposed single storey extension extends 1.6m out to the east from the existing lounge/hallway and the proposed single storey garage extension, extends 1.7m out from the setback portion of the eastern elevation. It is proposed to convert the existing garage and extension to a utility and study. A single storey rear extension of 3m deep across the full width of the property is also proposed. The extensions will include pitched roofs. The property is a terrace dwelling, linked via the garage with a bedroom above, the link between dwellings is subservient to the rectangular form of the dwelling given its set back position, differing materials and flat roof. There is a noticeable cohesive rhythm to the form of the development on the western side of Beech View. This development will not adversely effect the rhythm or compromise the spatial pattern of the development on the street.

The host dwelling features a brick and upvc clad external wall. The proposed wall materials for the extensions are to be facing brick which is considered appropriate. The pitch roof design consists of concrete tiles to match the existing dwelling.

The proposal will be visible from the street and as such will influence its character. The front extension to the lounge/hallway replaces an existing single storey porch and an original bay window protrusion. In response to the comments from the Parish to the contrary, the proposed development will be in line with the existing built form on site. This makes the design of the proposal acceptable as a replacement structure and also given the fact the other dwellings in the terrace all have bay windows. The extension to the front of that garage as it is set back from the primary elevation of the host dwelling, and the neighbour No 29, will only have limited views from directly outside and as such will not impact the street in the same way as the previously mentioned extension. It will therefore have no significant adverse

impact on the street scene.

The proposal is compliant with relevant development plan policies D DM1, D DM4(a)(b)(e) and Policy HD4 & HD5 of the Angmering Neighbourhood Development Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

The host property is a terrace dwelling and has immediate neighbours to the north and south. The rear extension will be located 60mm from the southern boundary and 500mm from the northern boundary. A rear garden length below Design Guidance recommended levels, the rear garden space is not of concern. However, as the properties backing the application site are perpendicular to the host dwelling, there are no facing windows. The proposal runs along the eastern elevation and is met by the fence at the eastern site boundary. The front extension to the lounge/hall will be built 280mm away from the shared boundary, at only 1.6m deep it will not effect light levels by means of being overbearing or overshadowing. The front extension to the existing garage, is located between the flank walls of Nos 27 and 29 Beech View. The proposal will not negatively impact the neighbouring dwelling by means of being overbearing nor overshadowing.

The proposal features proposed fenestration facing front and back, located at ground floor level, by this reason the works will not give rise to any adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing or overlooking on neighbouring dwellings, the proposal is compliant with relevant development plan policies D DM1(3) & D DM4(c).

#### PARKING

When undertaking a site visit it was noted that 2 vehicles were parked on the drive, in line behind one another, however it was noted that the second car overhung the pavement, therefore this development will reduce the parking on site by 1 space.

It is acknowledged that the number of parking spaces remaining on site will not be sufficient to meet parking requirements, however there are no restrictions on on street parking. This limited parking shortfall is therefore not seen as a sufficient reason to warrant refusal of the application.

#### SUMMARY

The application is considered to comply with relevant development plan policies and as such, is recommended for approval subject to the following conditions and informatives.

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| <b>HUMAN RIGHTS ACT</b> |
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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.

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| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
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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.

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| <b>RECOMMENDATION</b> |
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**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:

- Location and Block Plan 27BV/03 A
- Proposed Plans 27BV/02
- Elevations 27BV/04

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 The materials and finishes of the external walls and roof of the buildings hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.

- 4 **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.