

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

REF NO: A/31/22/HH

LOCATION: Cocoa Cottage
6 Arundel Road
Angmering
BN16 4LA

PROPOSAL: Installation of a front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to erect a single storey front porch extension. The proposal is 2m in depth, 3.5m in height and 5.2m in width.

REPRESENTATIONS

Angmering Parish Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

In this case, the key policies are deemed to be D DM1 & D DM4 of the Arun Local Plan. Additionally, Policies HD4 & HD5 of the Angmering Neighbourhood Development Plan. The Arun Design Guide also provides relevant guidance.

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 has 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.

DESIGN AND VISUAL AMENITY

The proposed front porch extension provides an interior space to the front elevation approx. 2.1m in width and 2m in depth. The half pitch roof atop this porch then projects across the front elevation by 5.2m. The roof provides shelter to the front elevation but not an internal space. The scale and siting of the proposal is such that it is visually subservient to the host dwelling. The materials proposed are all to match the existing dwelling. The half pitched roof design to the front elevation is of a similar but shallower pitch to that of the host dwellings roof and is of a matching design. Overall, the front extension is visually subservient and integrated with the front elevation. Section M of the Arun Design Guide states that front extensions should project no further than 1.5m and not extend the full width of the building. The front porch proposed does not extend the full width of the building although, it is of a 2m depth. Though this depth is deeper than that recommended by Section M of the Arun Design Guide, the porch is not of a scale or design that would be harmful to the character of the dwelling. Furthermore, No.3 Arundel Road, has a front projection similar in design and scale and though the proposal would project forward of the regular terrace building line, it would project a similar distance forward to that front shelter seen at No.8 Arundel Road. The proposals roof does project across the front of the dwelling however, it is of an appropriate design and is not harmful to the character of the dwelling.

The proposal is sympathetic to the design of the host dwelling and front projections similar in design, albeit smaller in scale, can be seen within close proximity. The proposal, although a prominent feature is not harmful to the street scene, nor out of character with the locality.

The proposal is compliant with relevant Development Plan policies D DM1(1) & D DM4(a)(b)(e) of the Arun Local Plan and policies HD4 & HD5 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal is to the front of the property and of a scale such that it does not give rise to any adverse impacts by way of overbearing or overshadowing on neighbouring dwellings. It does not intersect any 45 degree sightlines nor light accessibility lines from neighbouring viewpoints.

The proposal would include 1 No. front facing window that would look out to the street. This does not give rise to any adverse impacts by way of overlooking.

By virtue of not being overshadowing, overbearing nor overlooking onto neighbouring properties, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Aru Local Plan.

SUMMARY

The proposal is compliant with relevant Development Plan 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:

- Existing and Proposed Floor Plans 758-DPA-03
- Block Plan 758-DPA-02
- Existing and Proposed Elevations 758-DPA-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 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.