

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

REF NO: A/33/22/HH

LOCATION: 5 Ham Manor Farm Cottages
West Drive
Angmering
BN16 4JF

PROPOSAL: Single storey rear extension and installation of front canopy.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect a single storey rear extension and install a front canopy. The single storey rear extension is to be 6.85m in width, 3.3m in depth and 3.2m in height with a flat roof design. The front canopy is to be 2.5m in width, 1.18m in depth and 3.5m in height with eaves at 2.5m as it features a hipped roof design.
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REPRESENTATIONS

Angmering Parish Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Outside Built-up Area Boundary - Countryside (C SP1).

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)
DSP1	D SP1 Design
CSP1	C SP1 Countryside

[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
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CONCLUSIONS

OTHER ALTERATIONS ON THE PLANS

There are other alterations noted on the plans. This application seeks approval for the single storey rear extension and front canopy alone. Other alterations illustrated and annotated on the plans are not considered within this report.

PRINCIPLE

The key policies are D DM1, D DM4, D SP1 & C SP1 of the Arun Local Plan and policies HD4 & HD5 of the Angmering Neighbourhood Development Plan. Additionally, Section M of the Arun Design Guide provides further guidance as to what is appropriate development.

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 C SP1 identifies land outside of the Built-up area boundary as countryside, recognised for its intrinsic beauty. It sets out a set of criteria for varying development. In this instance the development must be in accordance with other policies in the Plan which refer to a specific use or type of development. The relevant policies are as stated within this principle section.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

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.

The Arun Design Guide provides detailed guidance that will help raise design standards. 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. Section M is of specific relevance to this application.

DESIGN AND VISUAL AMENITY

The proposal includes two components. 1 No. single storey rear extension and 1 No. front canopy installation.

At a depth of 3.3m, width of 6.85m and height of 3.2m, the single storey rear extension does not exceed

the depth of the attached neighbour dwellings rear extension and is compliant with the 3.3m recommended limit set out by Section M of the Arun Design Guide. This component is visually subservient to the dwelling and is appropriate in scale. It is sited appropriately, meeting the South elevation and being separated from the side site boundaries (South & North) by approx. 6.85m and 0.7m respectively. This extension features a flat roof design with 2 No. rooflights and 1 No. window to the South elevation of the single storey rear extension. These are acceptable features. Overall, this rear extension is visually subservient, visually integrated and an appropriate addition. It is not visible from the front though as the southern site boundary is met by a public walkway, there would be views from the street scene albeit, minimal views. This component is in character with its locality and has no adverse impact on the street scene.

The front canopy is of an appropriate scale. The canopy, featuring a hipped roof design, has a peak height of 3.5m with eaves at a height of 2.5m, a width of 2.5m and depth of 1.18m. It is visually subservient to the host dwelling and integrated well to the front elevation. Section M of the Arun Design Guide recommends front extensions be a maximum depth of 1.5m and to not extend the full width of the front elevation which this proposal complies with in full. The proposal responds to the dwelling sympathetically and though prominently visible within the street scene, it is a positive addition to the front elevation and street scene.

The materials proposed are brick to match existing, uPVC / powder coated Aluminium windows, uPVC / Timber doors, plain tiles and flat membrane for the roofs. All of which are acceptable as they either match the existing dwelling or are common within the locality. It is noted however, where the agent/applicant has noted that one of two materials may be used for a component, matching the material that is currently found on the existing dwelling would be the more appropriate option.

The proposal is compliant with relevant Development Plan policies D DM1(1), D DM4(a)(b) & D SP1 of the Arun Local Plan and policies HD4 & HD5 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension is of a scale and siting that does not intersect any 60 degree sightlines or 45 degree light accessibility lines from the rear viewpoint of any neighbour dwellings. As such, it gives no rise to any adverse impacts by way of overbearing or overshadowing on neighbour dwellings.

There is to be a set of rear glass doors that look out to the rear garden of the property at ground level and 1 No. ground floor South facing window on the South elevation of the rear extension that is met by a fence boundary treatment and following that, a public footpath. These do not give rise to any adverse impacts by way of overlooking on any neighbouring amenity space.

The front canopy extension is of a scale and siting, such that it gives no rise to any adverse impacts by way of overbearing or overshadowing and features no new viewpoints.

By virtue of not being overbearing, overshadowing or overlooking, the proposal is compliant with relevant policies D DM1(3) & D DM4(c) of the Arun Local plan and also, Section M of the Arun Design Guide.

SUMMARY

The proposal is compliant with relevant development plan policies and as such, is recommended for approval 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 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 single storey rear extension and front canopy extension hereby approved shall be carried out in accordance with the following approved plans:

- Floor Plans as Proposed 21-20114-06B
- Site Layout as Proposed Plan 21-20114-10D
- Front Elevation as Proposed 21-20114-07A
- Rear Elevation as Proposed 21-20114-09B
- Side Elevation as Proposed 21-20114-08B

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.