

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

REF NO: A/36/21/HH

LOCATION: 7 Ham Manor Farm Cottages
West Drive
Angmering
BN16 4JF

PROPOSAL: Two storey side extension, single storey rear extension, single storey front extension & porch to front including demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal consists of three distinct elements, a two-storey extension to the side of the dwelling and a single-storey extension to the rear and a porch extension to the front. The two-storey section measures 3.45 metres in width by 6 metres in depth and approximately 8.2 metres to roof ridge height. The single-storey section measures 10.5 metres in width by 3.5m metres in depth and 3.7 metres to the highest part of the roof. The porch projects approx. 1.8m from the front elevation of the dwelling.
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REPRESENTATIONS

Angmering Parish Council - No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside 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:

CONCLUSIONS

The site is occupied by a semi-detached two-storey dwelling that has red/brown brick elevation walls, with a painted render section to the front, and a tiled, hipped roof. The site is located on a residential cul-de-sac which is characterised by a formal arrangement of semi-detached two-storey dwellings that are set back from the road. The site backs on to a golf course.

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. It is noted that the site is located outside of the built-up area, however, it is among an established group of buildings and the extension would therefore not appear as an isolated form of rural development. 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 property is situated in a row of similar style dwellings and is set back from the road frontage. The 2 storey side extension would be readily visible within the street scene.

The side addition will be two storey in height and extend south. It will have a depth of approximately 6m which will encompass the side area of the dwelling which is currently occupied by a flat roofed garage. There will also be a single storey extension which will run along the rear. This will have a depth of around 3.5m.

Due to the siting of the extension, it adds bulk to the side of the dwelling, however it retains a 0.8 and 1m to the southern boundary, as such it is not considered to appear unduly dominant in which a refusal is warranted. No 6 has retained a gap to the boundary of approx. 1m as does this application therefore a visual gap between the dwellings is provided preventing a terracing effect. The ridge line will be extended to match the host dwelling, this helps to ensure it appears well integrated.

The external materials consist of facing brickwork and tiles to the 2 storey extension to match existing are proposed to ensure it is sympathetic in appearance to the dwelling and surrounding area which consists properties of a similar style and design. There will also be a porch constructed to the front of the dwelling with a further 1.8m in depth. It will have a pitched roof and is modest in size.

Section M of the Arun Design Guide relates to householder extensions and states 'development should respond to and complement the existing character and appearance of the building and wider townscape. The scale, massing and positioning of extensions should be visually subservient to the existing property and it should take a simple and unobtrusive form which does not overpower the existing or neighbouring properties.'

It is considered the proposal complies with the Design Guide. The scale of the development appears

acceptable and with space retained to the boundary frontage, it appears appropriate in relation to the surrounding area.

It is considered that the proposal will relate sympathetically towards the existing building in terms of design and scale. The two-storey side extension will continue the existing roof eaves and ridge lines as well as its form and this will help ensure visual assimilation with the existing building. The modest height of the proposed rear extension will result in it maintaining visual subservience towards the host building, this will also be the case for the two-storey extension as, although of equal height to the existing dwelling, its footprint will be far smaller.

The development is not deemed to adversely impact the appearance of the street scene and is considered to comply with D DM1 and D DM4 of the Arun Local Plan and policies HD4 and HD5 of Angmering Neighbourhood Plan. It is similar in proportions to an existing 2 storey side extension at no. 6 which was approved under A/12/12.

RESIDENTIAL AMENITY

Due to the siting of the two storey addition, it is not considered to appear adversely overbearing or overshadowing upon amenity. It does not extend significantly at first floor beyond the rear elevation of no 6 and the only ground floor window in the side elevation of no 6 is a secondary window to the kitchen/dining room which is also served by roof lights and rear facing doors/windows. The proposal will not therefore result in a loss of light which will cause material harm.

To the rear the extension will extend along the rear. It will not intersect a 45 degree angle when a line is drawn from the centre of the No.6 ground floor rear window closest to the shared boundary. The porch extension with a modest height and floor area only slightly larger than that which can be constructed under permitted development, it is not considered to result in a significant impact upon amenity in which a refusal is justified.

The development does not feature any additional windows in the side elevation at first floor which would result in overlooking of the adjacent dwelling and a material loss of privacy. The additional windows at first floor to the front and rear only directly overlook the garden of the existing dwelling.

The proposal is not considered to result in material harm to the residential amenities of adjoining occupiers in compliance with policies D DM1 and D DM4 of Arun Local Plan.

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 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 , Elevations, Roof plan and Site Block plan 1276.02.a.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings shall be formed at first floor level in the south wall of the 2 storey extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies D DM1/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.