

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

REF NO: A/61/26/HH

LOCATION: Madingley
The Thatchway
Angmering
BN16 4HJ

PROPOSAL: Extension of porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/253/22/HH	Single storey side extension.	ApproveConditionally 21-12-22
A/43/20/HH	Part two storey, part single storey side extension.	ApproveConditionally 08-06-20

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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

DESIGN AND VISUAL AMENITY

The site includes a detached dwelling that has been subject to multiple extensions in the last 5 years. The proposal is for an extension of the front porch.

Currently, the porch is set back from the front building line by 1.2m. The staggered front elevation is visually appealing and can be seen on neighbouring dwellings. The proposed porch would be built in line with the existing front building line. While the loss on the stepped frontage is undesirable, the northern section of the front elevation would still be set back from the front building line, maintaining part of the stepped frontage, but to a lesser extent. Furthermore, the wider street scene is varied in terms of the design and visual appearance of dwellings, thus the proposed porch would not appear out of keeping within the wider context.

The porch would be approximately 1.4m in depth, compliant with Arun Design Guide (ADG) advice of a maximum of 1.5m, with a flat roof form.

Subservient to the host dwelling in both scale and design, while reflecting the built form in neighbouring dwellings, the proposal would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

By its nature and intended use, the porch would not result in any undue overlooking impacts.

Set in from the highway by 13.7m, modest in bulk and set relatively centrally within the front elevation, the proposal would not result in any adverse impacts in regard to overbearing or overshadowing to neighbouring amenity.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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

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:

Location Plan

Block Plan 3470/01/04

Proposed Ground Floor Plan (part) 3470/01/03

Proposed Floor Plan and Elevations 3470/01/02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.