

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

REF NO: A/63/21/HH

LOCATION: 16 Woodlands Close
Angmering
BN16 4NA

PROPOSAL: Single storey side extension. This is a resubmission, with minor amendments, to approved application A/156/20/HH.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/156/20/HH	Single storey side extension.	ApproveConditionally 10-12-20
A/157/08/	Conservatory link to existing garage which is to be converted to bedroom with alterations to same.	

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPPDG	National Design Guide

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.

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. In this instance, the infill side extension should be subservient to the dwelling and respect space between buildings.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure development requiring permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states proposals should demonstrate their consideration of the proposal on its surrounding. This means that 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

This application seeks to enlarge a single storey protrusion to the East of the dwelling. This is a resubmission of a previously approved application whereby the applicant is looking to alter the fenestration. No other alterations to the size and scale of the extension are proposed.

The plot is in an awkward position, surrounded on 3 sides by roads, the effect of this is that the site has a long street frontage but is narrow in depth with the bungalow being afforded little in the way of private rear garden. It does have private amenity space to the West and East and a private courtyard to the North however this addition will eat into the private space afforded on the bungalow's East.

There are no changes to the scale, massing or style of the structure further to A/156/20/HH, it is considered acceptable. The alterations to the fenestration extension are deemed to accord with policy D DM1 and D DM4 and are considered acceptable in terms of design and visual amenity.

RESIDENTIAL AMENITY

Further to the approved A/156/20/HH there have been no alterations to the proposal which would give rise to unacceptable levels of overshadowing or being overbearing.

Various alterations to the fenestration have been proposed. It is proposed to remove the door and a

window from the eastern elevations and reposition the window within the extension to the southern elevation, a roof lantern has been proposed. As all windows are proposed to the ground floor and no concerns relating to overlooking have been raised.

In terms of overlooking, the proposed alterations to the approved extension are deemed to accord with Policies D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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

-20064 111
-20064 513 A
-20064 412 A

-20064 512

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

- 3 The materials and finishes of the external walls and roofs 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 DDM1 and DDM4 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.