

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

REF NO: A/66/21/HH

LOCATION: 16 Pine Trees Close
Angmering
BN16 4LT

PROPOSAL: Erection of single storey side extension and provision of 2 parking spaces following demolition of existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Erection of single storey pitched roof extension measuring approximately 7.3m in width to the full depth of existing property.
----------------------------	--

REPRESENTATIONS

Parish Council - No Objection

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area

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

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

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.

Arun recently adopted 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. In this instance, the infill side extension should also be subservient to the host dwelling and respect the space between buildings.

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

It is proposed to construct a single storey extension to the side of the semi-detached bungalow, the extension is to consist of an enlarged Kitchen Diner and Bedroom.

The extension has been sympathetically designed to be constructed from materials which relate well to those currently in use on the dwelling, with an eaves height and ridge line which run through to existing levels and therefore its scale and style is believed to be appropriate for its intended use.

The extension will be visible from the street, however, it doesn't have a direct street frontage and has the effect of disappearing into the side garden of the host dwelling. Additionally, as it maintains the building lines of the existing dwelling and is considered to be subservient to the existing dwelling and area.

It is proposed to increase the size of the property by nearly 100% of the existing dwelling. Current guidance with the Local Plan and Arun Design Guide states that extension over 50% increase of floor space will be considered disproportionate and are unlikely to be acceptable, although it is noted that this property has the benefit of a slightly larger rear/side garden, a single garage is to be demolished and as the site is located at the head of a close with no direct neighbours it is felt that in this instance this is not a reason to refuse the application.

Given the above and the good visual integration through appropriate material and style choice it is considered that the extension accords with DDM4 of the Arun Local Plan.

OVERBEARING, OVERSHADOWING and OVERLOOKING

In terms of overbearing and overshadowing the extension should not affect neighbouring properties. Further to development there will still be a good-sized rear and side garden maintained and an appropriate space about the building when compared to neighbouring properties. The site is located at the end of a hammer head and the development will occur at the furthest point from any of the neighbours on Pine Tress Close heading in an easterly direction. There is a public right of way in

between the application site and the neighbours to the West. To the north is a school playing field. As such, even with the addition of this substantial extension any overshadowing will affect the application site only.

The proposal has introduced ground floor front and back facing windows only, therefore, no views which could cause a loss of privacy to adjoining properties will be created.

As the extension is built flush with the existing rear wall the 45-degree rule is not relevant in this instance.

It is considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan and the Arun Design Guide.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans;

- 1485-01 Location and Block Plans
- 1485-04 Proposed Floor Plans
- 1485-05 Proposed Elevations

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 and the Arun Design Guide.

- 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.