

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

REF NO: A/76/21/HH

LOCATION: Fairhaven
North Drive
Angmering
BN16 4JJ

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

A/128/06/	Proposed double garage to front of premises.	ApproveConditionally 25-10-06
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REPRESENTATIONS

Angmering Parish Council - No Objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Archaeological Notification 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:

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**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Angmering has a made Neighbourhood Development Plan with the policies HD4 and HD5 being of relevance to this application.

Policy D DM1 sets out 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 existing host dwelling, its neighbours and the character of area.

Policy HD4 of the Angmering Neighbourhood Development plan states that developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings. It also states that new developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting and new development must not adversely impact upon the landscape setting or views into or out of the South Downs National Park.

DESIGN AND VISUAL AMENITY

The existing dwelling is a large detached two storey dwelling located to west of North Drive, Angmering. The property is constructed of render, brick and black timber cladding and has a pitched tiled roof. There is an attached conservatory to rear (west), garage to front south east corner of property and a rear garden facing west. There is a driveway to front (south east) with detached double garage. The boundary treatment to southern boundary is wooden panelled fencing. The neighbouring properties are Russet House to north and Langemare to south. The surrounding area is residential in character and contains a mixture of property designs.

The proposals are for a single storey rear extension to west corner of dwelling, (to replace the existing conservatory). Due to siting at rear of property the extension will not be visible from street scene or wider area so will not cause harm to street scene or character of area and will comply with policy D DM1 of the Arun Local Plan and Policy HD5 of the Angmering Neighbourhood Development.

The proposed extension will have a flat roof design with a parapet end and being at single storey, is visually subservient to existing dwelling so complies. The proposal will have a width of approximately 5.63m and a depth of approximately 4.59m. The height to flat roof will be approximately 3.21m. There is around 1.69m gap remaining to southern boundary.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of size and scale. It also states that for rear extensions in detached houses, impacts on neighbouring amenity in terms of privacy and overshadowing can often be avoided by keeping single storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. The extension will pass this 45 degree test so is acceptable.

The proposed extension will have two sliding glazed doors to west and north west elevations facing the garden and patio area to west and north west. There will also be two new flat roof lights.

The proposed materials will match existing and consist of proposed wall finish to match existing black timber cladding, proposed flat roof to be finished in EPDM rubber roof (black) and powered coated aluminium sliding doors (black) so will comply with policy D DM1 and D DM4 of the Arun Local Plan. The proposed materials will also comply with policy HD4 of the Angmering Neighbourhood Development plan.

RESIDENTIAL AMENITY

The proposed extension will have a width of approximately 5.63m and a depth of approximately 4.59m. The height to flat roof will be approximately 3.21m. The extension is to the west of the property so will face neighbouring property at Langemare to south. Whilst there is some increased risk to overshadowing or overbearing effects, the extension being at single storey and a gap of 1.69m remaining to southern boundary will not give rise to adverse harm to overshadowing or overbearing effects so is acceptable.

The proposal will have sliding glazed doors to west and north west elevations of extension. Due to the siting of the doors, there will be no harm to overlooking to neighbouring properties to west due to large distance of 17.49m remaining to west boundary and no direct neighbours to west. Due to the siting of the sliding glazed doors in north east elevation of extension there will be increased risk to overlooking to neighbouring property Russet House to north however due to large gap of approximately 11.85m remaining to north east boundary and location of boundary fence there is no adverse harm to overlooking to north east.

Also there is no adverse harm to overlooking to neighbouring garden of property Langemare to south due to location of existing boundary fence to southern boundary of site that restricts views to neighbouring property to south.

Due to no windows proposed in south west elevation of extension there is no risk of overlooking to neighbouring property Langemare to south.

The proposed extension is not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan 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:
Existing Drawings AL100a
Proposed Drawings AL200b
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 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.