

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

REF NO: A/76/22/HH

LOCATION: 1 Chapel Walk
Mill Road Avenue
Angmering
BN16 4HS

PROPOSAL: Erection of a single storey rear extension and enclosing of an existing front porch.
This application may affect the character and appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to enclose an open porch and to extend on to a rear extension so that runs the full width of the host dwelling.

REPRESENTATIONS

Angmering Parish Council - No Objection.

No representations from nearby occupiers.

CONSULTATIONS**POLICY CONTEXT**

Built-Up Area Boundary.
Conservation 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
HERDM3	HER DM3 Conservation Areas

[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:

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.

Policy HER DM3 relates to conservation areas and state that proposals must protect and if possible, enhance the setting of each.

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. Part M is of relevance to this application.

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.

DESIGN AND VISUAL AMENITY

The proposal is for two small scale adaptations to the property. Firstly, enclosing an open front porch; no new floor area will be created, and the roof overhang will be maintained and secondly, a rear extension. The rear extension is to attach onto an extension, so that in total the full width of the rear of the property is extended, the depth of the extension is to match the existing. By reason that both extensions are small, appropriately located and to be built of matching materials they will be visually subservient to the host dwelling. The front infill extension will be visible from Chapel Walk, however given that the works are to infill under an existing roof canopy, they will not appear out of character within the locality.

Having regard to the design and visual amenity, the proposal accords with policies D SP1, D DM1, D DM4(a), (b) and (e) of the Arun Local Plan, Section M Arun Design Guide and policy HD4 and HD5 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposals are small and maintains existing separation distances to boundaries. When considering design guidance, the rear extension complies with the 60-degree rule and a rear garden length above recommended levels will be retained. As a result of the above, it does not give rise to any adverse impact by way of overbearing or overshadowing on neighbouring properties.

All fenestration will gain views already achievable by the host dwelling, as such, it does not give rise to

any adverse impact by way of overlooking.

Therefore, by virtue of not being overbearing, overshadowing and overlooking that the proposed extension accords with policies D DM1(3), D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

HERITAGE ASSET

Chapter 16 of the NPPF paragraphs 194 and 195 require the applicant to describe the significance of the heritage asset and the Local Authority to identify and assess the significance of the asset. In this instance no Heritage Statement has been supplied. Angmering Conservation Area, in particular the High Street is described as a 'residential area, with a wide curved road, which invites exploration of the fine houses'. The property is a modern bungalow and provides no significant benefits to the Area. It is adjacent to The Old Baptist Chapel and has a rear garden fronting the High Street. Due to the mature planting and bank rising away from the High Street the bungalow is not visible from the road as such, the lack of a Heritage Statement in this instance is not of concern.

Having regards to paras. 197 and 199 the proposal complies in that it sustains and preserves the Conservation Area in its present condition and will result in no harm, and as such, the proposal accords with Policy HER DM3 of the Arun Local Plan and should be determined in accordance with Development Plan policies.

SUMMARY

For the reasons given above the proposal is in accordance with policies D DM1, D DM4 and HER DM3 of the Arun Local Plan and the Arun Design Guide and recommended for approval 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.

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 PL04
 - Block Plan PL05/A
 - Floor Plans PL01
 - Proposed Elevations PL03
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 **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.