

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

REF NO: A/76/25/HH

LOCATION: 10 Bramley Way  
Angmering  
BN16 4GA

PROPOSAL: Erection of single storey rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Angmering Parish Council - No objection.

No representations were received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**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)

**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 is a semi-detached property, close to the corner of Bramley Way and Oakwood Drive. The rear extension is 3.5m deep and has a lean-to pitched roof. The roof has a maximum height of 3.4m and an eaves height of 2.2m. The extension is modest in size and remains visually subservient to the main dwellinghouse in accordance with D DM1. The walls of the extension are to be finished with brick and the roof will be tiles with large glass sections.

Following the development, a rear garden depth of approx. 8.9m will remain, which is slightly less than the 10m which is recommended in the Arun Design Guide. In this instance, given that the depth of the extension is not excessive and the garden depth is only a small amount less than recommended, this is

acceptable.

Although there is some conflict with the Arun Design Guide, the proposals are in accordance with D DM1 and D DM4 and will not harm the character or visual amenity of the property or surrounding area.

#### **NEIGHBOURING RESIDENTIAL AMENITY**

The extension is 3.5m deep, and extends beyond the rear elevation of the property's attached neighbour, which is unextended. The proposed extension will intersect both a 45 and 60 degree line taken from the closest neighbouring window on the rear elevation, and will result in some overbearing effects, in conflict with the Arun Design Guide. However, the extension is not excessively deep, and has a lean-to pitched roof, with an eaves height of 2.2m. Any overbearing impacts will not be so harmful as to warrant a refusal. The fenestration associated with the extension is on the west and rear elevations at ground floor level and will not result in overlooking effects.

Although there is some conflict with the Arun Design Guide, the proposals are in accordance with D DM1 and D DM4 in that they do not harm the residential amenity of neighbouring properties.

#### **SUMMARY**

The proposed development is in accordance 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**

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:

- Bock Plan 1
- Existing and Proposed Plans 1A

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

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

- 4 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).

- 5 **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 National Planning Policy Framework.