

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

REF NO: A/83/26/HH

LOCATION: 20 East Drive
Angmering
BN16 4JH

PROPOSAL: Single storey extension to north elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/66/16/HH	Two storey rear extension	ApproveConditionally 22-06-16
A/122/08/	Ground and first floor rear extension with gable end, replacement of existing windows with sash/fixed light types, construction of new entrance portico.	ApproveConditionally 11-12-08
A/127/94	Additional chimney to the west elevation (amendment to previous planning permission A/130/89)	Approve 05-01-95

REPRESENTATIONS

Angmering Parish Parish Council - No comment.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Outside Built-Up Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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

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 detached dwelling. This application seeks planning permission for the construction of a single storey rear extension.

The development is within a residential area characterised by large, detached dwellings varying in style, bulk, and height; many of which have rear single storey extensions. The proposal would be to the rear of the dwelling and would not be visible from the street scene.

The single-storey rear extension would have a width of 7.2m and a depth of 5m. Although the depth would exceed the Arun Design Guide (ADG) guidance of 3.3m by 1.7m, a sufficient rear garden depth of 28.3m would be retained, in accordance with the ADG, allowing the extension to be subservient. The gable roof would have a height of 3.7m, with an eaves height of 2.7m, and would include a lantern rooflight with a maximum height of 3.8m. The rooflight would accord with Part M of the ADG, as it would maintain neighbouring privacy. The roof would connect to the existing roof of the rear projection on the eastern flank. Matching materials would be used, and the three existing rooflights would be retained, resulting in a consistent appearance.

Fenestration on the eastern side elevation would be two full length glazed panels and the northern rear elevation would include a feature triangular glazed panel above a three panelled door. Fenestration would be grey thermally broken aluminium. The single storey rear extension would be modern in appearance, finished in white render with stone cladding and a zinc standing seam gable roof. Although these materials would differ from the dwelling, the extension would be to the rear and would have no impact on visual amenity to the street scene. The materials would provide a cohesive and visually acceptable addition that would integrate harmoniously with the dwelling and therefore be in accordance with Arun Local Plan policies D DM1 and D DM4 and policy HD4 of Angmering Neighbourhood Plan (ANP).

The single-storey rear extension would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would therefore accord with Arun Local Plan policies D DM1 and D DM4, the ADG, and policy HD4 of ANP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey rear extension would be set in 8.6m from the eastern side boundary and set back 28.3m from the rear northern boundary.

On the western side, the extension would be set in approximately 0.6m from the neighbouring boundary.

This close proximity to the boundary is acknowledged. However, on balance, although the extension would exceed the ADG depth guidance for detached dwellings by 0.4m, it would be of a modest height and sit alongside existing high-level boundary treatment. As such, it would not result in significant overbearing or overshadowing impacts to the neighbour to the west. Given the spacing maintained between the extension and the neighbour to the east, the proposal would not result in any overbearing or overshadowing impacts to the neighbour to the east.

The fenestration would be limited to the northern rear elevation, overlooking the host dwelling's rear amenity space. The eastern side elevation would provide an outlook over the host dwelling's own amenity space, where existing high boundary treatment is in place. As such, the fenestration would not result in overlooking or loss of privacy to neighbouring properties.

The development would not result in harm to neighbouring residential amenity through overbearing, overshadowing, or overlooking and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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.

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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:

1. Location and Block Plan 10.1.
2. Proposed and Existing Ground Floor Plans 11.0.
3. Proposed Elevations and Roof Plan 12.0.

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

- 3 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).

- 4 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 NPPF.