

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

REF NO: A/84/18/HH

LOCATION: 23 Arundel Road
Angmering
BN16 4LA

PROPOSAL: Two storey rear extension & single storey side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey extension to the rear of the property and single storey extension to the side.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the garden is open plan and remains of fence with planting on the north and 1.8 m high close boarded fencing on rear garden boundaries.
SITE CHARACTERISTICS	The site is occupied by a two storey end of terrace dwelling.
CHARACTER OF LOCALITY	The area is predominantly residential with houses of a varying designs but similar styles.

RELEVANT SITE HISTORY

A/2/95	Construction of extension forming dining room, adaptation of other rooms and associated works	ApproveConditionally 08-03-95
A/19/92	Formation of vehicular access, hardstanding and turning area	ApproveConditionally 24-04-92

Noted

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Angmering Parish Council

Parish Council provided no objection to the works proposed.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Built up Area Boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICES

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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-2031, West Sussex Country Councils Waste and Mineral Plans and Made Neighbourhood Development Plans

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Angmering has a 'made' Neighbourhood Plan with the relevant policies considered in the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application site is within the built up area boundary where development is acceptable subject to compliance with other policies in the development plan. The 2 storey extension is at the rear so there will be no impact on the street scene and it will be subservient to the existing dwelling. The side extension will improve the appearance of the property as it will replace large timber boarded boxes. There will be no impact in terms of light and outlook on the property to the south (number 22) due to the orientation and as there are no windows in the side elevation of that property. However, a condition to require the new window proposed in the original side elevation of the application property to be obscure glazed with only the top light being opened will prevent overlooking of the area immediately to the rear of number 22. There is no requirement for such a condition on the new window on the rear elevation as it will have no greater impact than the existing windows on the rear elevation. There will be some additional overshadowing in the late morning to the first floor windows on the rear elevation, particularly in the winter but not so great as to warrant a refusal. As such the proposal complies with policies D SP1, D DM1 and D DM4 of the Arun District Local Plan 2011-2031.

HUMAN RIGHTS ACT

FOR APPROVAL

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:
1615-10, 1615-11, 1615-12, 1615-13, 1615-14

Reason: For the avoidance of doubt and in the interest of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan 2011-2031.

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

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the District Local Plan 2011-2031.

- 4 The new window on the south elevation at first floor of the original wall of the building shall at all times be glazed with obscured glass and divided into two lights horizontally and only the top light shall be capable of being opened.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM4 of the District Local Plan 2011-2031.

- 5 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.