

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

REF NO: A/86/21/HH

LOCATION: 36 Greenacres Ring
Angmering
BN16 4BS

PROPOSAL: Single storey rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct two single storey rear extensions.
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REPRESENTATIONS

Angmering Parish Council - No Objection in Principle. However issues to do with location may cause traffic/parking issues of contractors parking on Greenacres Ring.

No representations received from nearby occupiers.

Comments on Parish Council Comments - Whilst there may be increase of contractors to site the property has on site parking and/or parking is available in nearby streets but it would not be reasonable to impose a Construction Management Plan (CMP) condition for a development of this scale.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary

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:

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 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 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 property is a detached single storey bungalow to the west of Greenacres Ring. There is a single detached garage to north boundary. There is driveway to front (east) and garden to rear (west). The property is constructed of brick with a pitched tile roof. Neighbouring properties are 34 Greenacres Ring and 38 Greenacres Ring. The surrounding area is residential in character with properties of similar design.

The proposals are for a single storey rear extension to rear (west) principal elevation and a part infill extension to rear (south west) corner of property.

The single storey rear extension will be sited to rear elevation so will have restricted views from the street scene and the pitched roof is visually subservient to main property and visually integrates with the property roof so will not adversely impact the character of surrounding area so will comply with policy D DM1 of the Arun Local Plan and policy HD5 of the Angmering Neighbourhood Development Plan.

The single storey rear extension will have a width of 4.02m and a depth of approximately 1.50m. The height to pitched roof will be approximately 4.19m. There will be a new door and two windows on the west elevation of extension facing garden to rear. There is a gap of around 4.0m remaining to south boundary and 3.20m remaining to north boundary.

The single storey rear extension to part will be sited to south west corner of property. Due to siting at rear of property it will not be visible from street scene so will not cause adverse impact to character of area so will comply with policy D DM1 of the Arun Local Plan and policy HD5 of the Angmering Neighbourhood Development Plan. The proposal will be set back behind the north west principal elevation of property so creates visual subservience to main dwelling. The height to eaves will be lower than the dwelling and the pitched roof design is in-keeping so complies with policy D DM1 of the Arun Local Plan.

The single storey rear infill extension will have a width of approximately 3.33m and a depth of approximately 2.06m. The height to pitched roof will be approximately 3.24m. There will be new bi-fold doors on west elevation and 2 windows either side of the doors on the west elevation of extension facing garden to rear. There is a gap of around 1.18m remaining to south boundary.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of scale and size. It states that whilst rear extensions are less visible from the street, they can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. It states in detached houses, by keeping both single storey extensions within a 45-degree line taken from the edge of the nearest ground of habitable rooms in the neighbouring property. The proposal will pass this 45 degrees test so is acceptable.

Materials will match the property and consist of brickwork walls, roof tiles and felt, UPVC windows and UPVC doors so will comply with policy D DM1 and D DM4 of the Arun Local Plan and policy HD4 of the Angmering Neighbourhood Development Plan.

RESIDENTIAL AMENITY

The single storey rear extension to rear will have a width of 4.02m and a depth of approximately 1.50m. The height to pitched roof will be approximately 4.19m. Due to the siting at rear there is increased risk to overshadowing or overbearing effects to neighbouring property 34 Greenacres Ring to the north however due to the developments size, design and position it does not cause adverse harm.

Due to the gap of 4.0m remaining to south boundary, being at single storey and the property to the south being set back there is reduced risk of overshadowing or overbearing effects to neighbouring property 38 Greenacres Ring to south so is acceptable.

Due to new door and two windows in the rear there is increased risk to overlooking to neighbouring properties to south however due to 4.0m gap remaining to south boundary and location of boundary fence to south there is no adverse harm to overlooking to neighbouring properties to south.

Due to gap of 14.81m remaining to west side boundary and no direct neighbours to west there is no harm to overlooking to neighbouring properties to west so will comply.

The single storey rear extension to part infill rear corner of property will have a width of approximately 3.33m and a depth of approximately 2.06m. The height to pitched roof will be approximately 3.24m. Due to the siting of extension to south west corner of property there is increased risk to overshadowing or overbearing effects to 38 Greenacres Ring. However due to being at single storey, gap of 1.18m remaining to south boundary, location of existing boundary fence to south and property to south set back from southern boundary of site there is no adverse harm to overshadowing to neighbouring property to south so will comply.

Due to new bi-fold doors two new windows and in west elevation of extension there is increased risk to overlooking to 38 Greenacres Ring to the south. However due to the existing boundary fence, being at single storey and gap of 1.18m to south boundary there is no adverse harm to overlooking to neighbouring property to south so will comply.

The extension is not considered to result in harm on 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:

Proposed Plans and Elevations, Location Plan, Block Plan Sheet 1 of 2
Existing Plans and Elevations Sheet 2 of 2

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.