

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

REF NO: A/8/20/HH

LOCATION: 16A Cumberland Road
Angmering
BN16 4BG

PROPOSAL: Construction of single storey front and rear extensions and conversion of garage into habitable accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

A/49/17/HH	Ground floor rear extension & garage conversion	ApproveConditionally 19-05-17
A/45/07/	Installation of white PVCu double glazed Edwardian style conservatory.	ApproveConditionally 14-05-07

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council
No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Within the 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
SDSP2	SD SP2 Built-up Area Boundary

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies HD1, HD4, HD5 and HD6 of the Angmering Neighbourhood Development Plan.

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 HD1 of the Angmering Neighbourhood Development Plan states that development of the Angmering Village should be focussed within the Built Up Area Boundary.

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. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

Policy HD6 of the Angmering Neighbourhood Development Plan sets out criteria for the housing layout and design principles of proposed development. Proposals should demonstrate a high quality design, reflect local distinctiveness and incorporate local design features evident in buildings in the locality. Retention of trees and hedgerows is also encouraged.

DESIGN AND VISUAL AMENITY

The proposal seeks a front extension which will be visible from the street scene. With further development to the rear in the form of another extension. The two extensions will be either side of the existing garage which the application seeks to have converted to habitable use. The driveway will provide off street parking for three vehicles which is considered sufficient given the size of the dwellinghouse.

It is noted the proposed garage conversion to habitable use falls under section 55 of the GPDO and as such would not need approval from the Local Planning Authority. The proposed single storey rear and front extensions by virtue of its size and location is not considered to have an adverse impact upon the spatial pattern of the street scene in accordance with D DM1 and D DM4 of the Arun District Local Plan and policy HD5 of the Angmering Neighbourhood Plan.

The proposed extension is also considered to appear subservient and well integrated with the host dwelling by virtue and as such is deemed to accord with policy D DM1 of the Arun District Local Plan. The proposed development will be carried out using materials which match in appearance the original dwellinghouse as such the proposal is not deemed to conflict with policy HD4 of the Angmering Neighbourhood Plan. The development due to the siting and design accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed garage conversion by virtue of its location will not give rise to any unacceptably adverse overbearing, overlooking or overshadowing impacts on neighbouring properties as there is an extension to either side of the garage. With no inclusion of windows on the northern elevation of the development there is not considered to have any unacceptably adverse overbearing, overlooking or overshadowing impact.

The proposed single storey rear extension will be located to the rear of the existing garage and will be situated in 16.785m from the eastern boundary of the site which is the rear garden of the neighbouring property. The application site is set higher than land to the north due to the sites topography. However, despite this the proposed dwellings is not considered to give rise to any unacceptably adverse overbearing or overshadowing impacts on neighbouring properties due to the distance between the development and nearest development.

Due to the proximity of the neighbouring properties to the rear it is considered that the proposed extension will not give rise to any unacceptably adverse overlooking beyond that which is already achievable at the site. Therefore, it is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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:
 - 19-144-1 Rev a
 - 19-144-2

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.