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

**REF NO:** BE/102/20/HH

**LOCATION:** 32 Sunningdale Gardens
Bersted
PO22 9LF

**PROPOSAL:** Single storey pitch roof side and rear extensions.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a side and rear extension.

## REPRESENTATIONS

Bersted Parish Council provided no response.

No representation received from nearby occupiers.

### 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 |

Bersted Neighbourhood Plan 2014 Policy ES1 Design of new development

### PLANNING POLICY GUIDANCE:

| | |
|---|---|
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |

## CONCLUSIONS

PRINCIPLE
The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bersted has a made Neighbourhood Plan with policy ES1 of relevance. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY
The proposal will be visible from the street scene due to its siting to the side elevation of the property.

There is an existing garage to the north western side, which will be retained and the side addition will be constructed to the front of this, joining with the host dwelling with a width of 3.8m and height of 3.7m.

This will have a pitched roof which is similar in design to the host dwelling however the height will be set lower and as such is considered well integrated and subservient. Materials will also match existing.

The neighbouring properties are similar in appearance however the addition is not considered to appear out of keeping with the area.

The proposal is not considered to harm the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY
The side addition extends to the north western side and meets with the boundary fencing which serves the rear garden of the neighbouring property and as such is not considered to result in an overbearing or overshadowing impact.

The rear extension extends 3m in depth, with a width of 4m. This extends from the north western elevation of the property and along the rear retaining 4.7m to the boundary and closest neighbour to the south east. This will have a pitched roof with a height of 3.6m with eaves to match the host dwelling.

Due to the siting of the rear addition and neighbouring property, it is considered a sufficient distance from the boundary to ensure it does not give rise to adverse overbearing or overshadowing.

There will be window to the rear addition overlooking the garden of the dwelling and a set of doors to the south east side. With the addition at single storey, these are not considered to result in views additional to that which are already achievable from the garden.

There will also be an additional window to the side addition and this will front the street scene.

Due to the siting and design of the proposal, it is not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING
Due to the siting of the side addition, this will restrict access to the existing garage. There is however sufficient parking for around 2 cars to the front and the loss of a garage is not considered to result in adverse highway issues.

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
- Location and Block Plan - 01
- Proposed Elevations - 05 A
- Proposed Floor Plans - 04

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building

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

4 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.