

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

REF NO: BE/114/25/HH

LOCATION: 39 Sherwood Road
Bersted
PO21 9DR

PROPOSAL: Removal of existing conservatory / porch and erection of single storey front extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.

Within an area with potentially high groundwater levels.

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)

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 & VISUAL AMENITY

The application site comprises a detached bungalow located at 39 Sherwood Road, Bersted.

The proposal seeks the demolition of the existing front conservatory and the construction of a single

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storey front extension. The extension would provide additional living space and is positioned on the principal elevation facing Sherwood Road.

The extension would measure a maximum of 4.3m in depth, creating an infill addition that spans the full width of the dwelling, resulting in an overall width of approximately 15m. It would have a flat roof form with a height of 2.9m. External brickwork would match the existing materials, ensuring visual integration with the host dwelling, in accordance with policy D DM4 of the Arun Local Plan.

Fenestration to the front (south eastern) elevation would include two uPVC windows, a new uPVC entrance door flanked by a small window, and a new door to the side (south western) elevation. The proposed windows would be consistent with the existing dwelling and would be acceptable in terms of design and appearance.

The extension would be visible within the street scene, which is staggered and features other flat roof, single storey front projections. While the extension would have a larger footprint than the existing conservatory, it would be in keeping with the character of the surrounding area.

The proposed depth of the front extension would be in conflict with the guidance set out in the Arun Design Guide (ADG), which states that front extensions should not be deeper than 1.5m. However, the overall scale and massing would be proportionate to the host dwelling, and sufficient front garden space with a depth of approximately 9.8m would remain. Therefore, the proposed extension is acceptable in this instance.

Although the proposed extension would not be set back from the principal elevation of the host dwelling, contrary to Section M of the ADG, this deviation would not result in harm to the character or visual appearance of the property. The existing conservatory is already partially aligned with the front elevation, and the proposed change would represent only a slight alteration. As such, the proposal would not result in harm to the character of the host dwelling in this instance.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed front extension would be set approximately 5.6m from the south western side boundary and would not be visible from the northern side boundary due to the existing front projection. The proposal would therefore maintain adequate separation distances to neighbouring properties and would not result in overbearing or overshadowing impacts.

The proposed fenestration would be sited at ground floor level, facing the front amenity space, and would not result in overlooking of neighbouring properties. Given its siting and the existing conservatory, the proposed extension would not cause harm in terms of overbearing, overshadowing, or overlooking.

The development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the ADG.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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.

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 drawings:

- Proposed floor plan - Sheet 1 of 3
- Location Plan, Block Plan and Proposed Elevations - Sheet 2 of 3
- (Existing Floor Plan, Existing Elevations, Existing Roof Plan) and Proposed Roof Plan - Sheet 3 of 3

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 National Planning Policy Framework.