

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

REF NO: BE/118/25/HH

LOCATION: 4 Violet Close
Bersted
PO21 5FS

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bersted Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Tree Preservation Order
Pagham Harbour Zone B
Built Up Area Boundary
CIL Zone 4

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and 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 AND VISUAL AMENITY**

The site contains a two-storey detached dwelling in Violet Close. This application seeks planning

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permission for the construction of a single storey side extension adjoining the northern flank of the host dwelling. The proposed materials would match the existing and the works would be partially visible from the street scene.

The single storey side extension would measure 7m in width, 3.6m in depth and would have a pitched roof with a maximum height of 4.5 and an eaves height of 2.7m. The additional width would be more than half the width of the existing dwelling and thus would not be subservient addition, partially conflicting with policy D DM4 of the Arun Local Plan (ALP). However, the extension would have a pitched roof form, reflecting the character and appearance of the host dwelling and the extension would be set back 2.5m from the front elevation of the host dwelling. The extension would be finished in brickwork and cladding to match the host dwelling. Therefore, the proposed extension would not appear unduly prominent within the street scene, nor would it result in harm to the character or appearance of the host dwelling, street scene or wider area and is acceptable in this instance.

Two rooflights are proposed on each roof slope of the extension. The rooflights would be in accordance with Part M of the Arun Design Guide (ADG) as they maintain the privacy of the neighbouring properties and are used discreetly.

The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The proposed extension would extend the built form closer to the neighbouring property to the northern side. However, a flank-to-flank distance of 8.4m would be maintained, with two driveways separating the dwellings which would mitigate any overbearing or overshadowing impacts to this neighbour. As such, the proposed side extension would not appear overbearing or result in any overshadowing to neighbouring properties.

The western elevation of the extension proposes bifold doors which would provide an outlook to the rear garden and would not result in significantly different views achieved from the existing ground floor windows on this elevation. The rooflights are high level and would not lead to any overlooking impact. No other fenestration is proposed, therefore the extension would not result in any increased overlooking effects.

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

SUMMARY

The proposed development is in accordance 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

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 plans:

Location and Block Plan
Existing and Proposed Ground Floor Plans P1
Existing and Proposed First Floor Plans P2
Existing and Proposed Rear Elevations P3
Existing and Proposed Front Elevations P3A
Existing and Proposed Side Elevations P4

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 NPPF.