

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

REF NO: BE/12/26/HH

LOCATION: 99 North Bersted Street
Bersted
PO22 9AF

PROPOSAL: Single storey side extension with habitable roof, including front and rear dormers, following demolition of existing outbuildings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

BE/20/23/HH	Creation of first floor with 2 No. dormers and single storey extensions to outbuilding. (This application affects the character & appearance of the North Bersted Conservation Area.)	ApproveConditionally 02-05-23
BE/16/15/HH	Proposed new extension forming lounge, kitchen & orangery to the north & new bedroom & en-suite to the south of the existing property. Re-submission of BE/61/14/HH. This application affects the character & appearance of the North Bersted Conservation Area.	ApproveConditionally 16-04-15

REPRESENTATIONS

Bersted Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Bersted Conservation Area.
Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICIESArun 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)
HERSP1	HER SP1 The Historic Environment
HERDM3	HER DM3 Conservation Areas

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 application site comprises an extended single storey thatched dwelling located at 99 North Bersted Street, Bersted. The proposal seeks a planning permission for a single storey side extension and the installation of front and rear dormers within a newly created loft space.

The proposal includes the demolition of the existing outbuildings, which are finished in white cladding and are of unsympathetic design. The new side extension would be positioned to the north-east of the host dwelling and it would adjoin the existing extension. It would measure approximately 14m in width and the depth would range from approximately 5.5m to 7.4m to accommodate a double garage and internal staircase. The extension would incorporate a barn hipped roof design with a maximum height of approximately 6.7m and an eaves height of 2.2m. External materials would comprise stone cladding with facing brickwork, and the roof would be finished with tiles matching those on the existing northern extension.

At ground floor level, the proposal includes a three-pane window on the front (south) elevation, two rolling garage doors, and two rear doors, one glazed and one solid, providing access to the private garden. At first floor level, three lead-lined dormer windows are proposed on both the front (south) and rear (north) elevations.

The scale of the extension would be substantial and it would not appear visually subservient to the host dwelling. It would adjoin the existing extension and would not be set back from the principal elevation, which is contrary to the Arun Design Guide (ADG) guidance. Additionally, the extension would not be set down from the existing roof ridge height by the recommended minimum of 0.5m. The maximum height of the extension would marginally exceed the original ridge line by approximately 0.1m (reaching 6.6m). However, given the extensive size and orientation of the plot, this deviation from the ADG would be acceptable in this context. The materials palette would broadly reflect that used elsewhere on the site, incorporating stone cladding and brickwork, the use of plain tiles would contrast with the thatched roof of the original dwelling, somewhat detracting from the character of the host dwelling. Nonetheless, the design would be reflective of an existing outbuilding located in the south-eastern corner of the site and would not appear incongruous within its context. The plot is sufficiently large to accommodate the extension without resulting in overdevelopment.

Although the extension would be of a substantial scale, it would not appear unduly out of place and

would reflect the traditional style of the conservation area. The proposed extension would not result in harm to the character or visual appearance of the host dwelling.

The proposal includes six dormer windows, three on the front (south) elevation and three on the rear (north). Each dormer would be of an eyebrow dormer design, measuring approximately 2m in width and depth. They would feature a standing seam roof approximately 2m in height with an eaves height of 1.5m and would be finished in lead lining. Each dormer would incorporate a three-pane cottage style window. The dormers would be symmetrically arranged within the roof slope and would not appear overly dominant, in accordance with the ADG.

Due to the site's position and its access via a private road, the proposed development would not be prominent within the public street scene of North Bersted Street. As such, the proposal would not result in harm to the character or appearance of the street or wider area.

Overall, the proposal would not result in 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 Arun Local Plan policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposed side extension and dormers would be sited approximately 29m from the nearest dwelling to the north and 22m from the nearest dwelling to the south. There are no immediate neighbouring properties to the east, where the site is further separated by an existing boundary wall and a private road. Given these separation distances, the proposal would not result in any overbearing or overshadowing impacts to neighbouring occupiers.

The south (front) elevation would incorporate a ground floor window and three dormer windows. These openings would overlook the private amenity space and face towards an existing outbuilding associated with the host dwelling. With a separation distance of approximately 22m to the nearest southern neighbour, the proposed fenestration would not give rise to direct overlooking or a loss of privacy.

On the north (rear) elevation, the proposed ground floor openings would overlook the private rear garden, benefitting from a similar outlook to that provided by the existing extension. As such, they would not introduce any new or additional overlooking impacts. The first floor dormer windows would be situated approximately 29m from the northern boundary, a distance sufficient to prevent any harmful loss of privacy to the occupiers of the neighbouring property to the north.

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

HERITAGE

The application site lies within the North Bersted Conservation Area, which is characterised by 16th-18th century farmhouses, with a general informality of the street layout. The principal feature of the area is its country character.

The site is positioned between the curtilages of two Grade II Listed Buildings. The dwelling at 99 North Bersted Street is not listed, however, it falls marginally within the setting of the listed buildings at No. 95 to the south-west and No. 101 to the south-east. Due to its siting towards the northern part of a large plot, the proposed development would not be visible from North Bersted Street and would therefore have no impact on the setting, significance, or appearance of these designated heritage assets, in accordance with the National Planning Policy Framework (NPPF).

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of heritage assets

affected by development. The applicant has submitted a heritage statement, which adequately addresses this requirement.

The Council's Conservation Officer was verbally consulted on the application and raised no objections. The Officer advised that high quality materials and workmanship should be used, including windows appropriate to the Conservation Area context. However, given the siting of the development, that it would not result in any harm to the setting of the adjacent listed buildings or the wider conservation area, and would be situated out of public view, it would not be reasonable to impose a planning condition requiring further detail of materials.

Overall, the proposal would not result in harm to the character or appearance of the conservation area and would preserve its significance, in accordance with Arun Local Plan policies HER DM3 and HER SP1 and the NPPF.

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

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 CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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:

- Site Plans 2026/19
- Proposed Plans and Elevations 2026/19

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4, HER DM3 and HER SP1.

- 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.