

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

REF NO: BE/134/19/HH

LOCATION: 19 Ashurst Close
Bersted
PO21 5UJ

PROPOSAL: Proposed side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
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

[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

Neighbourhood Plan with policy ES1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The extension is situated to the northern side elevation of the property. The dwelling is situated to the end of cul de sac and therefore the extension is hidden from view.

The extension will be two storey and due to the size of the development it is not considered a subservient addition, however appears well integrated with the ridge height set below that of the host dwelling

The proposal will sit around 4.85m behind the principal elevation of the dwelling and as such is not considered to appear unduly dominant upon the street frontage.

The surrounding properties are similar in appearance, however due to the siting and design, the proposal is not considered to appear out of keeping with the locality with materials to match the existing dwelling.

The proposal is not considered to result in adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will have a width of approximately 5.9m and a depth of 5.1m. Due to the siting of the extension to the side elevation, there are no direct neighbouring properties however the extension is situated to the rear garden of No.391 Chichester Road. There will be 1.2m retained to the boundary and due to the siting of the neighbouring property, the development is not considered to give rise to adverse overbearing or overshadowing impacts.

There will be no windows to the northern side elevation however there will be additional windows to the front and rear. There will be a Juliet balcony to the front elevation serving bedroom however views will be of the street scene. There will also be 2 first floor windows to the rear elevation of the extension. This will provide some views towards the rear of No.389, additional to that which is currently achievable. However due to the separation and with the windows serving a bathroom and dressing room, with some planting in place for screening, overlooking is not considered significant in which a refusal is justified.

Additional ground floor windows are not considered to give rise to views additional to that which is already achieved.

The proposal is not deemed to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and 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
 - Proposed Plans
 - Location and Block Plan

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 The en-suite window on the east elevation of the building shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 5 **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.