

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

REF NO: BE/13/26/HH

LOCATION: 40 Greencourt Drive
Bersted
PO21 5EU

PROPOSAL: Proposed construction of a single-storey rear and side (wrap-around) extension to the existing detached dwellinghouse, with a flat roof and external brick slip cladding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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RELEVANT SITE HISTORY

BE/50/20/HH	Outbuilding in garden.	ApproveConditionally 25-08-20
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REPRESENTATIONS

Bersted Parish Council - Objection for the following reasons;

- Overdevelopment.
- The proposal is not in keeping with the street scene.
- The proposal does not comply with Bersted Neighbourhood Plan (BNP) Policies ES5 and HDQ4.
- Too close to the boundary of No.38 Greencourt Drive.

No representations received from nearby occupiers.

Officer Comment: The Parish Council's comments referring to BNP policies ES5 and HDQ4 have been noted. Policy ES5 refers to buildings design and the historic character of Bersted and policy HDQ4 refers to integrating windfall sites with reference to new housing. These are not relevant to the proposal. However, the proposal has been assessed against BNP policy ES1 which refers to new development and its contribution to local character by creating a sense of place appropriate to its location.

Amended plans have been received during the course of this planning application which include the change of the originally proposed materials from cladding to Rustic Red Charcoal Multi 685 brick slip to match the existing dwelling.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

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)

[Bersted Neighbourhood Plan 2014 Policy ES1](#) Design of new development

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 is a detached dwelling located at 40 Greencourt Drive. This application seeks planning permission for the construction of a single storey rear and side (wrap-around) extension with a flat roof and external brick slip cladding.

The development is in a residential area with a wide variety of detached and semi-detached dwellings of similar height and bulk; some of which have constructed rear and side extensions.

The proposed single storey side and rear extension would wrap around the side (east) and rear (south) elevations of the host dwelling. The proposed extension would have a width of 1.7m to the front and a total width across the rear of 9m. At its maximum depth, the proposal would extend 5.3m beyond the recessed aspect of the rear elevation and 3.1m beyond the deepest point of the rear elevation. The proposal would have a flat roof form with a height of 3.1m and an eaves height of 2.9m. Set within the flat roof would be two rooflights with a height of 3.3m and a large roof lantern with a height of 3.7m. This would result in a large footprint that would not be subservient to the host dwelling.

The proposed side extension would be set back 1m from the existing front elevation of the host dwelling and the side extension would comply with the Arun Design Guide (ADG) in this regard. In relation to the rear aspect of the extension, the guidance set out in the ADG advises a maximum depth of 3.3m for a single storey extension. The proposed extension would extend beyond this by 2m to a depth of 5.3m from the recessed projection of the rear elevation, however it would extend 3.1m beyond the existing deepest part of the rear elevation. Whilst the depth of the rear extension would not strictly accord with the guidance outlined within the ADG, the extension would be located to the rear of the host dwelling and would not be visible from the street scene. It is further noted that there is existing variation in form and scale of side and rear extensions within the surrounding area and the host dwelling would retain a rear garden depth in excess of 25m. Therefore, on balance, the proposal would not result in harm to the character or appearance of the host dwelling, street scene or wider area.

The rear (south) elevation would feature three two-casement windows and a double door. The flat roof would include one rooflight on the eastern side, and the flat roof over the rear extension would incorporate one double-glazed roof light and a large roof lantern.

The proposal would be finished in a brick slip Rustic Red Charcoal Multi 685 to match the existing and the flat roof would be finished in an EPDM rubber membrane system. This would ensure the extension would integrate appropriately with the host dwelling, responding to the character of the site and its local surroundings as set out in BNP policy ES1. As a result, the development would not result in any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area, and the proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and BNP policy ES1.

Given the varied size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. Therefore, the proposal would be in accordance with Arun Local Plan policies D DM1 and D DM4 and BNP policy ES1.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (north) boundary by 11.5m, set in from the neighbouring side (west) boundary by 5.9m and set back from the rear (south) boundary by 25.6m.

It is noted that the single storey side (east) extension would be set in approximately 0.2m from the neighbouring side boundary and would not comply with the minimum guidance of 1m as outlined in the Part M of the ADG. However, at its deepest point, the separation distance would increase to 1m, which is comparable to the separation distance between neighbouring properties. Existing high boundary treatments would be retained, and it is noted that the neighbour to the east is orientated such that the rear elevation of this neighbour faces away from the application site. Therefore, the proposal would not result in significant overbearing or overshadowing impacts to this neighbour. Given the spacing maintained between the proposed rear extension and the neighbour to the north west, the proposal would not result in any overbearing or overshadowing impacts to this neighbour.

The rear fenestration (south) would have an outlook of the rear garden amenity serving the host dwelling and the rooflights and roof lantern would accord with Part M of the ADG. Therefore, the proposed fenestration would not result in loss of privacy or overlooking to the neighbouring dwellings.

The development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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 Plan.
- Block Plan.
- Existing and Proposed Floor Plans 01 amended 02.04.26.
- Existing and Proposed Roof Plans 02 amended 02.04.26.
- Existing and Proposed Elevations Plans 03 amended 20.04.26

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.